Signature Global City 63A (1)
RERA-GRG-1894-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	Name of the project	Signature Global City 63A (1)		
2.	Name of the promoter	M/s Signatureglobal (India) Ltd.		
3.	Nature of the project	Residential Independent Floors		
4.	Location of the project	Sector-63A, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of license holder	M/s Signatureglobal (India) Ltd.		
7.	Status of project	New		
8.	RERA Registration No.	56 of 2022 dated 27.06.2022		
9.	Validity of Registration Certificate	Valid From 27.06.2022	Valid up to 28.02.2025	
10.	Date of receipt of application for extension	27.02.2025		
11.	Whether extension of registration applied for whole/phase	Whole Project		
12.	Extension applied till	27.02.2026		
13.	Online extension ID	RERA-GRG-1894-2025		
14.	Registration Temp ID	RERA-GRG-1063-2022		
15.	QPR status	Submitted up to March 2025		
16.	4(2)(l)(D) reports status	Submitted		
17.	Compliance of RC conditions	Complied		
18.	4(2)(l)(C) compliance	Applied for extension on 27.02.2025		
19.	Status of change of bank account	N/A		
20.	Details of proceedings pending against the project	RERA-GRG-7134-2022 – Non compliance of RC condition		
21.	Total project Cost	Rs 210.52 crs		
22.	Cost incurred	Rs 159.41 crs		
23.	Cost to be incurred	Rs 51.11 crs		
24.	License no.	110 of 2021 dated 17.12.2021	Valid up to 16.12.2026	
25.	Total licensed area	5.0125 Acres	Area for extension of registration	3.7730 Acres (148 floors on 37 unfreezed plots & 0.201 acres commercial)
26.	Statutory approvals either applied for or obtained prior to registration			

S.No	Particulars	Date of approval	Validity up to

	i)	License Approval	110 of 2021 dated 17.12.2021	16.12.2026
	ii)	Zoning Plan Approval	Drg no. DTCP 8147 dated 01.02.2022 Drg no. DTCP 8281 dated 26.04.2022	-
	iv)	Building Plan Approval	Email from DTP dated 05.05.2022 Email from DTP dated 31.03.2025 (for two plots) (Residential) Memo no. 3174 dated 16.05.2022 Revalidated on 31.03.2025 (Commercial)	04.05.2024 30.03.2027 15.05.2026 (OC submitted for 34 plots) (2 plots recent approval) (1 plot revalidation required)
	v)	Environmental Clearance	EC22A038HR188998 dated 27.04.2022	26.04.2032
	vi)	Airport height clearance	N/A	
	vii)	Fire scheme approval	FS/2022/174 dated 12.08.2022	
	viii)	Service plans and estimates approval	LC-4513-JE (DS)-2022/29823 dated 03.10.2022	
27.	Reasons for delay		Ban on construction in Delhi NCR	
28.	Fee details			
	Registration fee		4994.473 x 2.64 x 2.64 x 10 = Rs. 3,48,095/- 811.4 x 1.5 x 1.5 x 20 = Rs. 36,513/- Total Rs 3,84,608/-	
	Processing fee		14402.51 * 10 = Rs 1,44,025/-	
	Late Fee		N/A	
	Extension Fee (Half of Registration fee)		Rs 1,92,304/-	
	Processing fee		14402.51 * 10 = Rs 1,44,025/-	
	Late fee		1,92,304 * 150% = Rs. 2,88,456/-	
	Total fee		**Rs 11,53,418/-**	
29.	DD amount submitted at the time of registration		Rs 3,84,607/- Rs 1,44,025/-	
	DD no. and date for registration		564881 dated 02.05.2022 564882 dated 02.05.2022	
	Name of the bank issuing		Yes Bank	
	DD/RTGS Amount submitted for extension		Rs 1,46,054/- Rs 1,92,304/- Rs 1,92,304/-	

		Rs 94,124/-
	DD/RTGS no. and date for extension	RTGS No INDBH20017609698 dated 20.01.2025 RTGS No INDBH20017609705 dated 20.01.2025 RTGS No INDBH20017609701 dated 20.01.2025 RTGS no. INDBH15040182654 dated 15.04.2025
	Name of the bank issuing	Online transfer
	Total amount paid	Rs 11,53,418/-
	Deficient amount	Nil
30.	**File Status**	**Date**
	File received on	27.02.2025
	Notice Sent on	21.03.2025
	First hearing on	24.03.2025 (Adjourned)
	Second hearing on	21.04.2025 (Adjourned)
	Third hearing on	05.05.2025

30. Case History: -

The Promoter M/s Signatureglobal (India) Ltd. who is a license holder applied for the extension of registration of real estate Residential Independent Floors namely "Signature Global City 63A (1)" located at Sector-63A, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 87586 dated 27.02.2025 and EPIN-146. The Temp I.D. of REP – I (Part A-H) is RERA-GRG-1063-2022 and online generated for project extension temp id RERA-GRG-1894-2025. The total licensed area is 5.0125 acres and project area for the extension of registration is 3.7730 Acres (148 floors on 37 unfreezed plots & 0.201 acres commercial). The license no – 110 of 2021 dated 17.12.2021 has been granted for development of affordable residential plotted colony under DDJAY on an area admeasuring 5.0125 acres and the promoter is developing floors over the plots therein.

The application for extension of registration of residential floors was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/146 dated 21.03.2025 was issued to the promoter with an opportunity of being heard on 24.03.2025.

On 24.03.2025, the matter was adjourned to 21.04.2025.

On 21.04.2025, the matter was adjourned to 05.05.2025.

The promoter has submitted the reply on 16.04.2025 (2) & 17.04.2025 which have been scrutinized and the status of the documents is mentioned below.

31.	**Present compliance status as on 05.05.2025 of deficient documents as conveyed through notice dated 21.03.2025**	1. Deficit Fee - Rs 94,124/- needs to be submitted. **Status: Submitted. RTGS no. INDBH15040182654 dated 15.04.2025.** 2. Original RC needs to be submitted. **Status: Submitted** 3. REP-V needs to be submitted. Status: Needs to be corrected

4. Online DPI needs to be corrected.
   Status: Needs to be corrected
5. Approved building plans of two plots (A12 & A13) and revalidated building plan of all the 37 plots registered along with all the approved plans on A1 sheet needs to be submitted.
   Status: Submitted the approval dated 31.03.2025 which needs to be clarified as the RC was issued in 2022 & BR-III approved in 2025. Further OC submitted for 34 plots and 1 plot revalidation required.
6. A letter from DTCP recognizing change in name of promoter company needs to be submitted.
   Status: A letter issued from DTCP submitted regarding completion report wherein the letter issued in the name of M/s Signatureglobal (India) Ltd.
7. Project report needs to be revised for specific area only registered and applied for extension.
   Status: Submitted
8. Mutation duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted.
   Status: Submitted
9. Approval of various agencies regarding the permission for external services like road access permission, & storm water drainage needs to be submitted.
   Status: OC obtained for floors on 34 plots
10. PERT Chart specifying date of completion needs to be submitted.
    Status: Submitted
11. Approved fire scheme plans need to be submitted.
    Status: Not submitted
12. Site photographs for the physical status of construction need to be provided.
    Status: Submitted
13. Supporting documents for reasons for delay in completion of the project needs to be submitted.
    Status: Submitted
14. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted.
    Status: Submitted
15. List of unsold units needs to be submitted.
    Status: Submitted
16. Copy of draft Allotment Letter and BBA as per prescribed format needs to be revised.
    Status: Submitted
17. Copy of draft Application form, Conveyance deed and payment receipt needs to be submitted.
    Status: Submitted

		18. Copy of executed Application form, Allotment Letter, BBA, Conveyance deed and payment receipt needs to be submitted. **Status: Submitted** 19. Copy of Brochure/Advertisement document needs to be submitted. **Status: Submitted** 20. Cost of the land i.e., Rs 2904.85 lakhs needs to be clarified according to the area i.e., 3.7730 acres applied for the extension. **Status: Submitted** 21. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of any other cost amounts to Rs 2853.75 lakhs mentioned in DPI needs to be submitted. **Status: Submitted** 22. Project Report needs to be revised as costing details do not match with DPI. **Status: Submitted** 23. A justification for the discrepancy in the total project cost needs to be submitted, as the total project cost according to DPI is Rs 205.87 crs, whereas the QPR for the quarter ending December 2024 reports a cost of Rs 192.68 crs. **Status: Submitted** 24. As per Title Search Report dated 29.01.2025, project land is mortgage to Kotak Mahindra Investment Ltd. Charge form (CHG), Loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. Status: Submitted but NOC from lender needs to be submitted 25. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status: Submitted but Original NEC dated 20.01.2025 needs to be submitted 26. Following CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project, CA Certificate of expenditure incurred and to be incurred, CA Certificate of net worth of promoter on latest date and Original CA Certificate of non-default dated 03.09.2024 in payment of debt & statutory liabilities. Status: Submitted but DPI needs to be revised as expenditure incurred not match with CA certificate. 27. REP II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted **Status: Submitted**
	Remarks	1. REP-V needs to be submitted. 2. Online DPI needs to be corrected. 3. Approved building plans of two plots (A12 & A13) and revalidated building plan of all the 37 plots registered along

		with all the approved plans on A1 sheet needs to be submitted. **Status: Submitted the approval dated 31.03.2025 which needs to be clarified as the RC was issued in 2022 & BR-III approved in 2025. Further OC submitted for 34 plots and 1 plot revalidation required.** 4. A letter from DTCP recognizing change in name of promoter company needs to be submitted. **Status: A letter issued from DTCP submitted regarding completion report wherein the letter issued in the name of M/s Signatureglobal (India) Ltd** 5. Approval of various agencies regarding the permission for external services like road access permission, & storm water drainage needs to be submitted. **Status: OC obtained for floors on 34 plots** 6. Approved fire scheme plans need to be submitted. 7. NOC from lender needs to be submitted. 8. Original Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. 9. DPI needs to be revised as expenditure incurred not match with CA certificate.

(Ashish)
Chartered Accountant

(Sumeet)
Engineering Officer

Day and Date of hearing	Monday and 05.05.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 05.05.2025

Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari (AR), Sh. Siddhartha Kapoor (AR) and Sh. Vedant Batra (AR) are present on behalf of the promoter.

The AR of the promoter states that the building plan of two plots have been recently approved on 31.03.2025 and construction on one plot is pending out of floors on 37 plots. Further, OC for remaining 34 plots has already been obtained.

It is noted that the name of the promoter company has been changed. A prominent public notice of 14 days for inviting objections if any in three newspapers (One Hindi and Two English) be published regarding the same. Further, the promoter is directed to submit the deficit documents as above along with shareholding pattern before & after change in the name of promoter company.

The matter to come up on 26.05.2025.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA