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

**Hearing brief for extension of project registration u/s 6**

| S.No. | Particulars | Details | |
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| 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 |

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| 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) |

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| 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<br>Drg no. DTCP 8281 dated 26.04.2022 | - |
| | iv) | **Building Plan Approval** | Email from DTP dated 05.05.2022<br>Email from DTP dated 31.03.2025 (for two plots) (Residential)<br>Memo no. 3174 dated 16.05.2022 Revalidated on 31.03.2025 (Commercial) | 04.05.2024<br>30.03.2027<br>15.05.2026<br>(OC submitted for 34 plots)<br>(2 plots recent approval)<br>(1 plot revalidation upto 04.05.2026) |
| | 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/-<br>811.4 x 1.5 x 1.5 x 20 = Rs. 36,513/-<br>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/-** | |

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| 29. | DD amount submitted at the time of registration | Rs 3,84,607/-<br>Rs 1,44,025/- |
| | DD no. and date for registration | 564881 dated 02.05.2022<br>564882 dated 02.05.2022 |
| | Name of the bank issuing | Yes Bank |
| | DD/RTGS Amount submitted for extension | Rs 1,46,054/-<br>Rs 1,92,304/-<br>Rs 1,92,304/-<br>Rs 94,124/- |
| | DD/RTGS no. and date for extension | RTGS No INDBH20017609698 dated 20.01.2025<br>RTGS No INDBH20017609705 dated 20.01.2025<br>RTGS No INDBH20017609701 dated 20.01.2025<br>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 |
| | Fourth hearing on | 26.05.2025 |

**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.

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| | | The promoter has submitted the reply on 16.04.2025 (2) & 17.04.2025 which have been scrutinized and the deficiencies conveyed to the promoter.<br><br>**On 05.05.2025**, Sh. Sumeet, Engineering Officer and Sh. Ashish, Chartered Accountant briefed about the facts of the case.<br>Sh. Vineet Maheshwari (AR), Sh. Siddhartha Kapoor (AR) and Sh. Vedant Batra (AR) are present on behalf of the promoter.<br>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.<br>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.<br>The matter to come up on 26.05.2025.<br>The promoter has submitted the reply on 02.05.2025, 08.05.2025, 22.05.2025(2) & 23.05.2025 which have been scrutinized and the status of the documents is mentioned below.<br>**The promoter has published the public notice of 14 days for inviting objections if any in three newspapers dated 08.05.2025 (One Hindi - Punjab Kesari and Two English – The Tribune & Hindustan Times) regarding the change in the name of the promoter company and application for extension of registration of project. Last date of filing objection is 23.05.2025. No objections have been received in the Authority till date.**<br><br>Regarding the shareholding pattern before & after change in the name of promoter company, the promoter states that the majority shareholding of the promoter group remains firmly under their control both prior to and following the company's transition from Private to public company and supporting documents submitted. |
| **31.** | **Present compliance status as on 26.05.2025 of deficient documents as conveyed through notice dated 21.03.2025** | 1. Deficit Fee - Rs 94,124/- needs to be submitted.<br>**Status: Submitted. RTGS no. INDBH15040182654 dated 15.04.2025.**<br>2. Original RC needs to be submitted.<br>**Status: Submitted**<br>3. REP-V needs to be submitted.<br>Status: Needs to be corrected<br>4. Online DPI needs to be corrected.<br>Status: Needs to be corrected<br>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.<br>**Status: Submitted the approval dated 31.03.2025 stating that the two plots were left inadvertently.** |

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| | | **Further OC submitted for 34 plots and 1 plot revalidation submitted.**<br>6. A letter from DTCP recognizing change in name of promoter company needs to be submitted.<br>**Status: A letter issued from DTCP submitted regarding completion report wherein the letter issued in the name of M/s Signatureglobal (India) Ltd. Further public notice also issued for name change.**<br>7. Project report needs to be revised for specific area only registered and applied for extension.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>9. Approval of various agencies regarding the permission for external services like road access permission, & storm water drainage needs to be submitted.<br>**Status: Promoter submitted the affidavit stating that rain water harvesting pits are constructed and further project already connected to road. OC obtained for floors on 34 plots**<br>10. PERT Chart specifying date of completion needs to be submitted.<br>**Status: Submitted**<br>11. Approved fire scheme plans need to be submitted.<br>Status: Not submitted<br>12. Site photographs for the physical status of construction need to be provided.<br>**Status: Submitted**<br>13. Supporting documents for reasons for delay in completion of the project needs to be submitted.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>15. List of unsold units needs to be submitted.<br>**Status: Submitted**<br>16. Copy of draft Allotment Letter and BBA as per prescribed format needs to be revised.<br>**Status: Submitted** |

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| | | 17. Copy of draft Application form, Conveyance deed and payment receipt needs to be submitted.<br>**Status: Submitted**<br>18. Copy of executed Application form, Allotment Letter, BBA, Conveyance deed and payment receipt needs to be submitted.<br>**Status: Submitted**<br>19. Copy of Brochure/Advertisement document needs to be submitted.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>22. Project Report needs to be revised as costing details do not match with DPI.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>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.<br>**Status: Submitted**<br>25. Non-encumbrance certificate or Encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.<br>**Status: Submitted**<br>26. Following CA Certificate needs to be submitted:<br>CA Certificate of financial and inventory details of the project,<br>CA Certificate of expenditure incurred and to be incurred,<br>CA Certificate of net worth of promoter on latest date and<br>Original CA Certificate of non-default dated 03.09.2024 in payment of debt & statutory liabilities. |

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| | | **Status: Submitted.**<br>27. REP II, Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted** |
| | **Remarks** | 1. REP-V needs to be submitted.<br>2. Online DPI needs to be corrected. |

**Recommendations:**

All the required documents for extension of registration of project under Section 6 of the Act, 2016 have been submitted by the promoter except corrections in Form REP-V and DPI. It is recommended that the Authority may consider for grant of extension of registration of the project subject to submission of corrected Form REP-V and DPI.

**(Ashish)**
**Chartered Accountant**

**(Sumeet)**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 26.05.2025 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated 26.05.2025

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

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

Approved as proposed. The extension of registration certificate shall be issued after submission of corrected Form REP-V and DPI.

**(Ashok Sangwan)**
**Member, HARERA**

**(Vijay Kumar Goyal)**
**Member, HARERA**

**(Arun Kumar)**
**Chairman, HARERA**