Promoter Name: M/s Signature Global (India) Ltd.
Project Name: Signatureglobal Proxima-1 Ext.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	Signatureglobal Proxima-1 Ext.		
2.	**Name of the promotor**	M/s Signature Global (India) Ltd.		
3.	**Nature of the project**	Affordable Group Housing colony.		
4.	**Location of the project**	Sector-89, Gurugram.		
5.	**Legal capacity to act as a promoter**	License holder.		
6.	**Name of the license holder**	M/s Signature Global (India) Ltd.		
7.	**Name of the Collaborator**	N/A		
8.	**Whether registration applied for whole**	Whole.		
9.	**Status of project**	New		
10.	**Online Application ID**	RERA-GRG-1929-2025		
11.	**Date of completion of project as per REP-II/4(2)(l)(c)**	28.06.2026		
12.	**QPR Compliance (RC No. 78 of 2024)**	Submitted		
13.	**4(2)(l)(d) Compliance (RC No. 78 of 2024)**	N/A		
14.	**4(2)(l)(c) compliance**	N/A		
15.	**Status of change of bank accounts**	N/A		
16.	**Compliance of RC Conditions**	Revised Service Plan and Estimates within 3 months: Submitted		
17.	**Details of proceedings pending against the project**	N/A		
18.	**License no.**	02 of 2022 dated 06.01.2022		Valid up to 05.01.2027
19.	**Total licensed area**	0.4437 Acres	**Area to be registered**	0.4437 Acres
20.	**RC No**	78 of 2024 dated 30.07.2024 valid up to 29.06.2025		
21.	**Fee Details**			
	Registration fee	Residential 3917.745 x 2.37 x 10 =Rs. 92,851/-		

		Commercial 268.801 x 1.87 x 20 =Rs. 10,053/- Total = Rs.1,02,904 /-
	Processing fee	4186.546 x 10 =Rs. 41,865/-
	Extension Fee (Half of Registration fee)	1,02,904 /2 = Rs. 51,452/-
	Processing fee for extension	4186.546 x 10 =Rs. 41,865/-
	Late fee	N/A
	Total fee	**Rs. 2,38,086/-**
	Note: At the time of registration, the promoter has applied for 5.4437 acres (5 acres registered vide RC No. 77 of 2019 + additional license area 0.4437 acres). Therefore, the Authority directed to separate the registration for the area 0.4437 acres, but the promoter has submitted the fees for the whole area i.e. 5.4437 acres. The RC was granted for the area 0.4437 acres whereas fees for the same has not been revised accordingly. As per Sr. No. 21 of the brief of hearing dated 08.07.2024, processing fee was forfeited of Rs. 4,75,506/-. However, no order of the Authority regarding forfeiture of the same is available in the file. In view of the above, forfeiture of the processing fee is not being considered in the present calculation.	
	DD submitted at the time of registration	1. Rs. 1,02,904/- 2. Rs. 5,22,136/- 3. Rs. 11,578/- Total = Rs. 6,36,618/-
	DD no. and date for registration	YESIG41210095927 dated 30.04.2024. YESBR12024043000008863 dated 30.04.2024. YESIG41410052620 dated 20.05.2024.
	Name of the bank issuing	Yes Bank
	DD submitted at the time of extension.	Rs. 39,829/- Rs. 49,112/- Total = 88,941/-
	DD details submitted for extension of registration	INDBH27037267787 dated 27.03.2025 INDBH27037267796 dated 27.03.2025
	Total Fee Deposited	Rs. 7,25,559/-
	Excess amount	**Rs. 4,87,473/-**

22. **Statutory approvals either applied for or obtained prior to registration**

S.No.	Particulars	Date of approval	Validity up to
i)	License Approval	02 of 2022 dated 06.01.2022	05.01.2027
ii)	Zoning Plan Approval	DTCP 8113 dated 10.01.2022	
iii)	Building plan Approval	ZP-1351/PA(DK)/2024/11842 dated 10.04.2024	09.04.2029

	iv)	Environmental Clearance	SEIAA/HR/2021/456 dated 24.11.2021	23.11.2031
	v)	Airport height clearance	PALM/NORTH/B/090619/428126 dated 06.09.2019	
	vi)	Fire scheme approval	FS/2024/759 dated 31.05.2024	
	vii)	Service plan and estimate approval	LC-4183/JE(AK)-2024/28953 dated 13.09.2024	
	viii)	Electricity load availability connection	Ch-10/Drg-PLC dated 08.05.2024	
23.	Total Project Cost		Rs 23.06 cr.	
24.	Expenditure Incurred		Rs 4.2 cr.	
25.	Expenditure to be incurred		Rs 18.86 cr.	
26.	File Status		Date	
	Project received on		28.03.2025	
	First hearing on		21.04.2025 (adjourned)	
	First notice sent on		02.05.2025	
	Second hearing on		05.05.2025 (adjourned)	
	Third hearing on		26.05.2025 (adjourned)	
	Fourth hearing on		09.06.2025	

27. Case History:

An application for extension of registration of affordable group housing colony namely "Signature Global Proxima-I Extn." situated at Sector-89, Gurugram, Haryana being developed by M/s Signature Global (India) Ltd. was submitted on 28.03.2025 under section 6 of Real Estate (Regulation and Development), Act 2016.

This application for registration falls under license no. 02 of 2022 dated 06.01.2022 valid up to 05.01.2027 for area admeasuring 0.4437 acres and the project had been registered with the Authority vide 78 of 2024 dated 30.07.2024 valid up to 29.06.2025.

It is noticed that at the time of registration, the promoter has applied for 5.4437 acres (5 acres registered vide RC No. 77 of 2019 + additional license area 0.4437 acres). Therefore, the Authority directed to separate the registration for the area 0.4437 acres, but the promoter has submitted the fees for the whole area i.e. 5.4437 acres. The RC was granted for the area 0.4437 acres whereas fees for the same has not been revised accordingly.

As per Sr. No. 21 of the brief of hearing dated 08.07.2024 at the time of registration, processing fee for 5 acres was also forfeited of Rs. 4,75,506/-. However, no order of the Authority regarding forfeiture of the same is available in the file.

Accordingly, fee has been revised for 0.4437 acres to calculate fees for extension of the registration of project "Signature Global Proxima-1 Ext." as per serial no. 21 of this brief.

On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 02.05.2025 and an opportunity of hearing was scheduled on 05.05.2025.

	On 05.05.2025, The matter is adjourned and to come up on 26.05.2025. On 26.05.2025, The matter is adjourned and to come up on 09.06.2025. **On 26.05.2025, the promoter has submitted the public notice in three newspapers, two English, "The Tribune", "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 24.05.2025 as per the directions of Authority. Objections to be filed till 06.06.2025. No objections received till 09.06.2025.** The status of documents is mentioned below:	
28.	**Present compliance status as on 09.06.2025.**	1. Correction in online DPI needs to be done. **Status: Submitted but needs to be revised.** 2. Original RC needs to be submitted. **Status: Submitted.** 3. Fee finalization pending for review. **Status: As per Noting no. 13, pending for Authority review.** 4. Jamabandi, Mutation and Aks-shajra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted.** 5. Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted.** 6. Latest Land Title search report needs to be submitted not more than 6 months prior to the date of application of registration along with the bar enrollment no. of the advocate. **Status: Submitted.** 7. Allottee related draft documents.i.e. Application form, Allotment Letter, BBA, Conveyance deed & Payment receipt needs to be submitted. **Status: Submitted** 8. Copy of executed application form, allotment letter, BBA, conveyance deed, payment receipt needs to be submitted. **Status: Submitted whereas the promoter states that application form is not available as applicant filled online form and conveyance is also not available as OC for the project is yet to be received.**

		9. Site photographs for the physical status of construction needs to be submitted. **Status: Submitted.** 10. Approval/NOC from various agencies regarding the external services like storm water needs to be submitted. **Status: The promoter has submitted an affidavit stating as per site plan rainwater harvesting pits are being proposed for rainwater discharge within project premises.** 11. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 12. List of the units sold to the allottees as on date of the application for extension of registration which includes name of the allottees, unit no, unit area, date of booking, average rate and total consideration needs to be provided. **Status: Submitted.** 13. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted.** 14. PERT chart specifying date of completion needs to be submitted. **Status: Submitted.** 15. Draft Brochure and advertisement document needs to be submitted. **Status: Submitted** 16. CA certificate for Expenditure to be incurred and to be incurred needs to be submitted. **Status: Submitted.** 17. Cost of land needs to be clarified. **Status: Submitted.** 18. Copy of paid challan of EDC needs to be submitted. **Status: Submitted.** 19. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted.** 20. Non encumbrance certificate not below the rank of tehsildar needs to be submitted.

HARERA
GURUGRAM

Promoter Name: M/s Signature Global (India) Ltd.

Project Name: Signatureglobal Proxima-1 Ext.

		Status: Submitted. 21. Latest CA certificate for non-default needs to be submitted. **Status: Submitted.** 22. REP II needs to be submitted. **Status: Submitted.** 23. CA certificate regarding inventory (sold and unsold) needs to be submitted. **Status: Submitted.**
29.	**Remarks**	1. Correction in online DPI needs to be done.

Recommendation: The application submitted by the promoter for extension of registration of the project along with requisite documents is found to be in order except the documents listed above at S. No. 29. It is recommended that the Authority may grant extension of registration subject to the correction of above-mentioned deficiencies.

(Asha)
Chartered Accountant

(Nikita Mittal)
Planning Executive

Day and Date of hearing	Monday and 09.06.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 09.06.2025.

Ms. Nikita Mittal, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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

Approved as proposed subject to submission of corrected DPI.

on leave

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA