

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project – Signature Global Sarvam At DXP Estate
Promoter - M/s Signatureglobal Homes Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details		
1.	Name of the project	Signature Global Sarvam At DXP Estate		
2.	Name of the promoter	M/s Signatureglobal Homes Ltd.		
3.	Nature of the project	Mix Land Use Colony.		
4.	Location of the project	Sector -37D, Gurugram.		
5.	Legal capacity to act as a promoter	License holder		
6.	Name of the license holder	M/s Signatureglobal Homes Pvt. Ltd.		
7.	Name of the collaborator (if any)	N/A		
8.	Name of the COD/ BIP (if any)	N/A		
9.	Status of project	New		
10.	Whether registration applied for whole	Whole		
	Phase no. applied	N/A		
	Nature of phase	N/A		
11.	Online application ID	RERA-GRG-PROJ-2083-2025		
12.	License no.	172 of 2024 dated 03.12.2024.	Valid up to 02.12.2029.	
13.	Total licensed area	13.5656 Acres.	Area to be registered	13.5656 Acres.
14.	Projected completion date	31.12.2032		
15.	QPR Compliances (if applicable)	N/A		
16.	4(2)(I)(D) Compliances (if applicable)	N/A		
17.	4(2)(I)(C) Compliances (if applicable)	N/A		
18.	Status of change of bank account	N/A		
19.	Details of proceedings pending against the project	N/A		
20.	RC Conditions Compliances (if applicable)	N/A		
21.	Total Project cost	Rs. 4801.87 crore		
22.	Project expenditure so far	Rs. 483.81 Crore		
23.	Estimated expenditure for completion so far	Rs 4318.06 Crore		
24.	Total no of towers and units	Total no of towers – 11 1798 Residential unit, 43 commercial units		
25.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	172 of 2024 dated 03.12.2024.	02.12.2029
	ii)	Revised Zoning Plan Approval	DGTCP 11485 dated 29.09.2025.	

Email : hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	iii)	Building plan Approval	ZP-2140/JD(G)/2025/39354 dated 10.10.2025	Promoter - M/s Signatureglobal Homes Pvt. Ltd. 09.10.2030
	iv)	Environmental Clearance	Not Submitted.	
	v)	Airport clearance height	PALM/NORTH/B/012825/1525 283 dated 17.02.2025	16.02.2033
	vi)	Fire scheme approval	Not Submitted.	
	vii)	Service plan and estimate approval	Not Submitted.	
26.	Fee Details			
	Registration fee		Residential 2,57,558.86 x 4.9 x 10 = Rs. 1,26,20,384/- Commercial 2947.35 x 3.5 x 20 = Rs. 2,06,315/- Total – 1,26,20,384 + 2,06,315 = Rs. 1,28,26,699/-	
	Processing fee		2,60,506.21 x 10 =Rs 26,05,062/-	
	Late fee		N/A	
	Total		= 1,28,26,699 + 26,05,062 = Rs. 1,54,31,761/-	
	DD amount		Rs. 66,96,256/- Rs 18,88,126/- Rs. 68,47,379/- Total – Rs 1,54,31,761 /-	
	DD no. and date		YESBR12025100900032164 dated 09.10.2025. YESBR12025100900030239 dated 09.10.2025. YESBR12025102700032685 dated 27.10.2025.	
	Name of the bank issuing		YES Bank	
	Deficient amount		1,54,31,761 – 1,54,31,761 = Rs. 0/- (NIL)	
27.	File Status		Date	
	File received on		10.10.2025	
	Deficiency Notice		29.10.2025	
	Documents Submitted on		29.10.2025	
	First hearing on		03.11.2025	
28.	Case History:			
	The Promoter M/s Signatureglobal Homes Pvt. Ltd. who is a license holder has applied for the registration of real estate project Mix Land Use Colony namely "Signature Global Sarvam At DXP Estate" located at Sector -37D, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 10.10.2025 and RPIN-975. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2083-2025. The project area for registration is 13.5656 Acres.			
	The application for registration of Mix Land Use Colony was scrutinized and 1 st deficiency notice vide notice no. HARERA/GGM/RPIN/975 dated 29.10.2025 was issued to the promoter with an opportunity of being heard on 03.11.2025.			

	<p>The promoter has published the public notice regarding in three newspapers dated 16.10.2025 i.e., Hindustan Times, The Tribune (English) and Dainik Bhaskar (Hindi).</p> <p>The site of the project was visited physically on 29.10.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted in the project i.e., Mix land Use Colony namely "SIGNATURE GLOBAL SARVAM AT DXP ESTATE" only barricading has been done at the site by the promoter and apart from that no development has been carried out at the site.</p>		
<p>29.</p>	<table border="1"> <tr> <td data-bbox="220 459 619 2009"> <p>Present compliance status as on 03.11.2025 of deficit documents conveyed through notice dated 29.10.2025.</p> </td><td data-bbox="619 459 1522 2009"> <ol style="list-style-type: none"> Deficit fee of Rs. 68,47,379/- needs to be paid. Status – Submitted Rs. 68,47,379/- vide online payment reference no YESBR12025102700032685 dated 27.10.2025. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status – Submitted but need to be revised. Corrections in online DPI need to be done. Status – Submitted but need to be revised. Environmental clearance needs to be submitted. Status – Not Submitted and applied on 11.09.2025. Fire scheme approval needs to be submitted. Status – Not Submitted and applied on 10.10.2025. Approved Service plan and Estimates need to be submitted. Status – Not Submitted and promoter states that they have submitted the Bank Guarantee (BG) to DTCP amounting to Rs. 3,16,59,000/- vide BG no OGT0005240003849 dated 17.08.2025 valid up to 16.08.2030 and Rs. 40,00,000/- vide BG no OGT0005250009648 dated 19.09.2025 valid up to 18.09.2030 against IDW (Service estimate). Electrical load availability connection needs to be submitted. Status – Not Submitted and promoter states that it is not required for this project as per sales circular No. D-09/2025 bearing memo no Ch-09/SE/C/R-16/380/Vol.-I dated 21.07.2025. Storm water assurance and road access permission needs to be submitted. Status – Not Submitted and promoter has submitted an affidavit that road is already connected and they do not require permission/NOC for Storm water from concerned department because as per approved site plan rain water harvesting pits are being proposed for rain water recharge within the project premises. Mining permission needs to be submitted. Status – Not Submitted and promoter states that they will apply for mining permission after obtaining EC. Draft allottees documents i.e., allotment letter, builder buyer agreement & conveyance deed needs to be revised and draft payment receipt need to be submitted. </td></tr> </table>	<p>Present compliance status as on 03.11.2025 of deficit documents conveyed through notice dated 29.10.2025.</p>	<ol style="list-style-type: none"> Deficit fee of Rs. 68,47,379/- needs to be paid. Status – Submitted Rs. 68,47,379/- vide online payment reference no YESBR12025102700032685 dated 27.10.2025. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status – Submitted but need to be revised. Corrections in online DPI need to be done. Status – Submitted but need to be revised. Environmental clearance needs to be submitted. Status – Not Submitted and applied on 11.09.2025. Fire scheme approval needs to be submitted. Status – Not Submitted and applied on 10.10.2025. Approved Service plan and Estimates need to be submitted. Status – Not Submitted and promoter states that they have submitted the Bank Guarantee (BG) to DTCP amounting to Rs. 3,16,59,000/- vide BG no OGT0005240003849 dated 17.08.2025 valid up to 16.08.2030 and Rs. 40,00,000/- vide BG no OGT0005250009648 dated 19.09.2025 valid up to 18.09.2030 against IDW (Service estimate). Electrical load availability connection needs to be submitted. Status – Not Submitted and promoter states that it is not required for this project as per sales circular No. D-09/2025 bearing memo no Ch-09/SE/C/R-16/380/Vol.-I dated 21.07.2025. Storm water assurance and road access permission needs to be submitted. Status – Not Submitted and promoter has submitted an affidavit that road is already connected and they do not require permission/NOC for Storm water from concerned department because as per approved site plan rain water harvesting pits are being proposed for rain water recharge within the project premises. Mining permission needs to be submitted. Status – Not Submitted and promoter states that they will apply for mining permission after obtaining EC. Draft allottees documents i.e., allotment letter, builder buyer agreement & conveyance deed needs to be revised and draft payment receipt need to be submitted.
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		<p>Status – Submitted.</p> <p>11. Superimposed demarcation plan on approved site plan needs to be submitted. Status – Submitted.</p> <p>12. PERT chart needs to be submitted. Status – Submitted.</p> <p>13. Draft brochure and advertisement need to be submitted. Status – Submitted.</p> <p>14. Cost of land needs to be submitted according to area apply for registration. Status – Submitted.</p> <p>15. Loan sanction disbursement and repayment schedule needs to be submitted. Status – Submitted.</p> <p>16. Project report needs to be revised. Status – Submitted.</p> <p>17. NOC from lender needs to be submitted. Status – Submitted.</p> <p>18. Details cost of construction and IDW needs to be provided. Status – Submitted.</p> <p>19. Original bank undertaking needs to be provided. Status – Submitted.</p> <p>20. CA Certificate for REP I needs to be submitted. Status – Submitted.</p> <p>21. CA certificate for expenditure incurred and to be incurred needs to be submitted. Status – Submitted.</p>
30.	Remarks	<p>1. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</p> <p>2. Corrections in online DPI need to be done.</p> <p>3. Environmental clearance needs to be submitted.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Approved service plan and estimates need to be submitted.</p> <p>6. Electrical load availability connection needs to be submitted.</p> <p>7. Storm water assurance and road access permission needs to be submitted.</p> <p>8. Mining permission needs to be submitted.</p>

Recommendations:

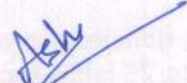
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Environmental Clearance, Approved Fire Scheme, Approved Service plan and Estimates and the documents mentioned above at S.No 30. The promoter has submitted the Bank Guarantee (BG) to DTCP amounting to Rs. 3,16,59,000/- vide BG no. OGT0005240003849 dated 17.08.2025 valid up to 16.08.2030 and Rs. 40,00,000/- vide BG no. OGT0005250009648 dated 19.09.2025 valid up to 18.09.2030 against IDW (Service estimate).



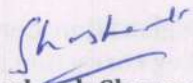
Project – Signature Global Sarvam At DXP Estate
Promoter - M/s Signatureglobal Homes Pvt. Ltd.

The promoter shall submit two BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Environmental Clearance and Approved Fire Scheme within 4 months from the grant of registration and an affidavit to submit the Approved Service plan and estimates within 4 months from the date of grant of registration & Approved Electrification plan within 6 months from the date of grant of registration.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.


Asha

Chartered Accountant



Shashank Sharma

Associate Engineer Executive

Day and Date of hearing	Monday and 03.11.2025
Proceeding recorded by	Ram Niwas
PROCEEDINGS OF THE DAY	

Proceedings dated: 03.11.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

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

The Authorized Representative of the promoter submits that presently, Approved Environmental Clearance Fire Scheme Approval, Approved service plans and estimates and Mining Permission are under process and the said approvals have not yet been obtained as on date. Further, they have submitted the Bank Guarantee (BG) to DTCP amounting to Rs. 3,16,59,000/- vide BG no OGT0005240003849 dated 17.08.2025 valid up to 16.08.2030 and Rs. 40,00,000/- vide BG no OGT0005250009648 dated 19.09.2025 valid up to 18.09.2030 against IDW (Service estimate). The AR of the promoter further undertakes to obtain and submit:

- The Approved Environmental Clearance & Fire Scheme Approval within 4 months from the date of grant of registration;
- Approved Service Plans and Estimates within 4 months from the date of grant of registration;
- Approved Electrification plan within 6 months from the date of grant of registration; and
- Mining permission before the start of construction.

Further, he undertakes to submit two Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.

The Authorized Representative submits that road is already connected to the said project and they do not require the road access permission from the concerned department and regarding storm water assurance, rain water harvesting pits are being proposed for rain water recharge within the project premises as per approved site plan and they do not require the storm water assurance from the concerned department.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- Fire Scheme Approval: within 4 months from the date of grant of registration; and
- Approved Environmental Clearance: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.



Further, the Promoter shall submit an affidavit affirming and undertaking that the following approvals and permissions shall be obtained within the respective timeframes specified below:

- Approved Service Plans and Estimates within 4 months from the date of grant of registration;
- Approved Electrification plan within 6 months from the date of grant of registration; and
- Mining permission before start of construction.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form, Online DPI and submission of two DD's of Rs. 25 lakhs each for submission of Fire Scheme approval and Approved Environmental Clearance within the timeframe mentioned above.


(Arun Kumar)

Chairman, HARERA