Project M/s Signatureglobal (India) Pvt. Ltd.
Promoter Signature Global Imperial

Hearing brief for extension of project registration u/s 6			
S.N.	Particulars	Details	
1.	Name of the project	Signature Global Imperial	
2.	Name of the license holder	Yohaan Buildcon LLP	
3.	Name of the promoter	M/s Signature Global (India) Ltd. (Collaborator)	
4.	About the promoter	M/s Signature Global (India) Ltd is a real estate developer in the Delhi-NCR region, initially established in 2000 and rebranded in 2014 to focus on affordable and mid-segment housing. Led by Founder & Chairman Pradeep Kumar Aggarwal along with co-promoters Lalit, Ravi, and Devender Aggarwal. The company is listed on both the NSE and BSE, maintaining a strong market capitalization exceeding ₹15,700 crore and a promoter holding of approximately 69.63%. As of 2026, the company operates with an authorized share capital of ₹50 crore (₹500,000,000) and a paid-up capital of approximately ₹14.1 crore	
5.	Nature of the project	Affordable Group Housing Colony	
6.	Location of the project	Sector 88A, Gurugram	
7.	Legal capacity to act as a promoter	Collaborator	
8.	Status of project	Applied for extension	
9.	RERA Registration No.	19 of 2022	
10.	Validity of Registration Certificate	Valid From 21.03.2022	Valid up to 28.02.2026
11.	Date of receipt of application for extension	18.11.2025	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	27.02.2027	
14.	Online extension ID	RERA-GRG-2122-2025	
15.	Registration Temp ID	RERA-GRG-1025-2022	
16.	QPR status	Submitted	
17.	4(2)(l)(D) reports status	Submitted	
18.	4(2)(l)(C) compliance	Applied for extension on 18.11.2025	
19.	Compliance of RC conditions	Submitted	
20.	Status of change of bank account	N/A	
21.	Details of proceedings pending against the project	N/A	

22.	Present stage of completion (%)	66 % (as per latest QPR)			
23.	Total Project cost	Rs. 338.41 crores			
24.	Project expenditure so far	Rs. 209.37 crores			
25.	Estimated expenditure for completion so far	Rs. 129.04 crores			
26.	Total units	1378			
27.	Sold Units	1331			
28.	Unsold Units	47			
29.	Total Sale Consideration from sold units	Rs. 408.15 crores			
30.	Total amount received from sale proceeds	Rs. 286.82 Crores			
31.	Total Amount to be received from sold units	Rs. 121.33 Crores			
32.	As per QPR closing balance in RERA A/c as on 30.09.2025	Rs. 10,000/-			
33.	Construction cost per sq ft.	Rs. 2,777/- for residential Rs. 8000/- for commercial			
34.	License no.	80 of 2018 dated 01.12.2026			
35.	Total licensed area	8.93125 Acres	Area for extension of registration	8.93125 Acres	

36.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	80 of 2018 dated 02.02.2018	01.12.2026
	ii)	Building plan approval	ZP-1498/SD(DK)/2022/6092 dated 07.03.2022	06.03.2027
	iii)	Zoning Plan Approval	DTCP-6702 dated 03.12.2018	
	iv)	Environmental Clearance	EC22B038HR178655 dated 15.11.2022	14.11.2032
	v)	Airport height clearance	PALM/NORTH/B/100621/627130 dated	
	vi)	Fire scheme approval	FS/2022/87 dated 25.05.2022	
	vii)	Service plan estimates approval	LC-3303/JE(SB)-2022/37402 dated 13.12.2022	
	viii)	Electrical load approval	Ch.-04/Drg-PLC dated 03.04.2022	
37.	Reasons for delay	1. Order of different competent authorities such as the Delhi Pollution Control Committee Department of Environment, GNCTD, Hon'ble Supreme Court, National Green Tribunal (NGT). Municipal Corporation Gurugram (MCG) etc. to ban on construction activities due to rise in pollution level mainly in festive season/ winter season for various periods thereby		

		severely affecting the regular development of the real estate projects. 2. The COVID-19 pandemic has led to a shortage of skilled workers and disrupted supply chains, making it difficult to source construction materials. Additionally, many workers have migrated back to their home towns, making it challenging to maintain a consistent workforce on the project.
38.	**Fee details**	
	Registration fee	Commercial: 1.87 * 4758.498 * 20 = 1,77,968/- Residential: 2.37 * 69354.468 * 10 = 16,43,701/- Total: 177968 + 1643701 =18,21,669/-
	Processing fee for registration	74112.966 * 10 = 7,41,130/-
	Extension Fee (Half of Registration fee)	Rs. 9,10,835/-
	Processing fee for extension	74112.966 * 10 = 7,41,130/-
	Late fee	Nil
	Total fee	**Rs. 42,14,764/-**
39.	**Amount submitted at the time of registration**	18,21,669/- 7,41,130/-
	DD/ RTGS no. and date for registration	564803 dated 17.02.2022 564804 dated 17.02.2022
	Name of the bank issuing	Yes Bank
	Amount submitted for extension	Rs. 9,10,835/- Rs. 2,53,657/- Rs. 4,87,473/-
	RTGS no. and date for extension	INDBR32025111500734888 dated 15.11.2025 - INDBR32025111500734889 dated 15.11.2025 INDBR32025121800655695 dated 18.12.2025
	Total fee paid	**Rs. 42,14,764/-**
	Deficient amount	**Nil**
40.	**File Status**	**Date**
	File received on	18.11.2025
	Notice Sent on	12.12.2025
	First hearing on	15.12.2025 (Adjourned)
	Second hearing on	05.01.2026
30.	**Case History: -**	

	1. The Department of Town & Country Planning, Haryana (DTCP) granted license no. license no. 80 of 2018 dated 02.12.2018 measuring 8.93125 acres in favour of M/s Amira Pure Foods Pvt. Ltd. for setting up a Affordable Group Housing Project in sector 88A, Gurugram. 2. The permission to transfer the above license in favour of M/s Yoohan Buildcon LLP was then granted by DTCP vide order dated 20.01.2022. 3. Thereafter, the permission to change the developer was granted by DTCP in favour of M/s Signature Global (India) Ltd. vide order dated 17.03.20255. 4. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/544/276/2022/19 dated 21.03.2022 and valid up to 28.02.2026. 5. The promoter has now applied for the extension of the above project u/s 6 of Act of 2016. 6. The application for extension of registration the above project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/177 dated 12.12.2025 was issued to the promoter with an opportunity of hearing on 15.12.2025. 7. On 15.12.2025, the matter was adjourned to 05.01.2026. 8. Further, a public notice dated 01.10.2025 was published in The Tribune (English), The Hindustan Times (English) and Dainik Bhaskar (Hindi) regarding the application for extension was no objection has been received in the Authority. 9. The reply dated 31.12.2025 has been examined and the status of deficiencies is mentioned below:	
31.	**Present compliance status as on 05.01.2026 of deficient documents as conveyed through notice dated 30.10.2025.**	1. Corrections in online DPI needs to be done. **Status: Submitted** 2. REP-V needs to be corrected. **Status: Needs to be revised. Fee details provided need to be corrected.** 3. Deficit fee of Rs. 4,87,473/- needs to be paid. **Status: Paid vide RTGS no. INDBR32025121800655695 dated 18.12.2025 amounting Rs. 4,87,473/-** 4. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 5. Copies of mutation, jamabandi and aks shijra certified by the revenue officer not prior to 6 months of date of application need to be submitted. **Status: Submitted** 6. PERT chart needs to be submitted. **Status: Submitted** 7. Allottee related draft documents (Allotment letter, BBA, Payment receipt, Conveyance deed) need to be submitted. **Status: Submitted** 8. Copies of five sets of executed application form, allotment letter, agreement for sale and payment receipt in need to be submitted.

		Status: Submitted 9. Copies of brochure and advertisement document of the project need to be submitted. **Status: Submitted** 10. Cost of the land i.e. Rs 10281.19 lakhs needs to be clarified according to the area applied for the extension of registration is 8.9313 acres. Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted further promoter submitted that 25% of revenue share calculation to be paid to landowner.** 11. Clarification needs to be submitted as license fees, IDC, taxes, and cess not mentioned in DPI. Details of any other cost amounts to Rs 1526 lakhs and financial resources amounts to Rs 1268.82 lakhs from equity needs to be submitted. **Status: Submitted** 12. As per REP II dated 14.07.2025, land is encumbered in favour of Vistra ITCL (India) Ltd on behalf of Axis Bank. Repayment schedule needs to be submitted. **Status: Submitted but repayment schedule needs to be submitted.** 13. Original non-encumbrance certificate not below the rank of tehsildar on latest date needs to be submitted. Affidavit for no loan on project needs to be submitted. **Status: Submitted. A 'no-loan' affidavit is not required due to the existing project financing details already on file.** 14. Following Original CA Certificate needs to be submitted: i. Revised CA Certificate of financial and inventory details of the project dated 13.11.2025, **Status: Submitted** ii. CA Certificate of net worth of promoter on latest date of latest date as previously dated was 19.03.2025, **Status: Submitted for 31/03/2025.** iii. CA Certificate of non-default in payment of debt & statutory liabilities of latest date as previously dated was 07.05.2025 **Status: Submitted** 15. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. **Status: Submitted Closing Balance is Rs. 10000/-.**
32.	**Remarks**	1. REP-V needs to be corrected. **Status: Needs to be revised. Fee details provided need to be corrected.**

		2. Original registration certificate as per the form REP-V needs to be submitted. **Status: Not submitted** 3. As per REP II dated 14.07.2025, land is encumbered in favour of Vistra ITCL (India) Ltd on behalf of Axis Bank. Repayment schedule needs to be submitted. **Status: Submitted but repayment schedule needs to be submitted.**
33.	**Recommendations:** The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 32. It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 27.02.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate.	

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 05.01.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Dubey, Chartered Accountant and Ms. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.

Sh. Vineet Maheshwari (AR), Sh. Vedant Batra (AR) and Sh. Ravinder are present on behalf of the promoter and request for grant of extension under Section 6 of the Act, 2016. The AR assures that the remaining deficiencies as pointed by the Authority will be rectified before the issuance of the extension certificate.

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the submission of remaining documents

The extension of the registration of the project is approved as proposed subject to the rectification of deficiencies mentioned at S.no. 32.

The Extension Certificate shall be issued after submission of remaining deficiencies mentioned above.

(Arun Kumar)
Chairman, HARERA