

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Signature Global Park-I (2)
RERA-GRG-2141-2025

Hearing brief for amendment in registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Signature Global Park-I (2)
2.	Name of the promoter	M/s Signature Global Homes Limited (Formerly known as M/s Signature Global Homes Private Limited)
3.	About the promoter	M/s Signature Global Homes Limited has been incorporated dated 11.04.2008 vide registered address 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi- 110001. The directors of the promoter company are Sh. Ravi Aggarwal, Sh. Divender Aggarwal, Ms. Bharti Aggarwal, Sh. Kundan mal Aggarwal and Sh. Garvit Aggarwal.
4.	Nature of the project	Residential Floors
5.	Location of the project	Sector-36, Sohna, Gurugram, Haryana
6.	Legal capacity to act as a promoter	License holder
7.	Name of the license holder	M/s Signature Global Homes Limited
8.	Status of project	New
9.	Whether registration applied for whole	Whole
10.	Online application ID	RERA-GRG-PROJ-2141-2025
11.	License no.	18 of 2021 dated 16.04.2021
12.	Total licensed area	5 acres
		Area to be registered
		1.031 acres (amended)
		1.09 acres (earlier registered)
13.	Projected completion date	At the time of project registration, the promoter declared the timeline for completion of the project under Section 4(2)(I)(C) of the Act, 2016 as 31.03.2025, which was subsequently extended under Section 6 of the Act, 2016 up to 30.03.2026. It is observed that the promoter has now declared a further extended timeline under the said provision as 29.03.2027. (As simultaneously applied under Section 7(3) of the Act, 2016)
14.	QPR Compliances (if applicable)	For RC No. 02 of 2023: QPR submitted till quarter April-June 2023 to Oct- Dec 2025
15.	4(2)(I)(D) Compliances (if applicable)	For RC No. 02 of 2023: All 4(2)(I)(d) reports of FY 2023-2024 & FY 2024- 2025 submitted
16.	4(2)(I)(C) Compliances (if applicable)	Applied for Continuation of Registration u/s 7(3) of the Act, 2016- 29.03.2027
17.	Status of change of bank account	Final approval for change of bank was granted on 17.12.2024 vide memo no. HARERA/GGM/64/2021/FA
18.	Details of proceedings pending against the project	For RC No. 02 of 2023: RERA-GRG-3814-2023- SCN issued for non- compliance of RC

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



		Status: Disposed		
19.	RC Conditions (if Complies applicable)	For RC No. 02 of 2023: Approved Service plans and estimates within 3 months from the date RC i.e. 02.01.2023. Status: Approval submitted on 13.02.2023: within timeframe		
20.	No. of Plots	Earlier registered 38 and now amended to 36 plots		
21.	No. of units	144 units		
22.	Present stage of completion (%)	32% (As per latest QPR submitted)		
23.	Total Project cost	Rs 81.68 Cr		
24.	Incurred cost	Rs 35.86 Cr		
25.	To be incurred	Rs 45.82 Cr.		
26.	Construction cost of floors	Rs 60 Cr		
27.	Land cost	Rs 4.85 Cr.		
28.	Construction cost per Sq.ft.	5964.73 per Sq.ft.		
29.	Sold Unit	124		
30.	Unsold units	20		
31.	Total sale consideration from sold units	Rs 126.981 Cr.		
32.	Total amount received from sold inventory	Rs 100.63 Cr.		
33.	Amount to be received from existing allottee.	Rs 26.35 Cr.		
34.	Closing balance at the end of the quarter as on 31.12.2025	0.00		
35.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity upto
	i)	License Approval	18 of 2021 dated 16.04.2021	15.04.2026
	ii)	layout plan approval	Drg. No. DTCP-10590 dated 19.11.2024	
	iii)	Demarcation cum Zoning plan approval	Drg no. DTCP 10704 dated 17.12.2024	-
	iv)	Building plan approval	Approved under self-certification policy (for applied 32 plots)- Email dated 29.10.2024 for re- validation of building plans from DTP Gurugram dated 03.12.2022 & 15.12.2022	01.12.2026 & 13.12.2026
	Note: OC submitted for 23 plots dated 25.11.2025 (A16-A20), 26.11.2025 (B1- B9) & 26.03.2025 (B19- B27)			
	Revised Building plan approval	Email from DTP, Gurugram dated 28.01.2025- For plots For plots M1A, M1B, M1C, M1D, M2A & M2B	27.01.2027	



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v)	Environmental Clearance	EC21B038HR160253 dated 07.12.2021	06.12.2031
vi)	Airport height clearance	Not applicable	
vii)	Fire scheme approval	Not applicable	-
viii)	Service plan and estimate approval	LC-3855/JE(DS)/2023/4420 dated 13.02.2023 (For DDJAY plotted colony)	
xi)	Electrical load availability connection	Memo no. Ch 17/ DRG-26B dated 13.02.2023 (For DDJAY plotted colony)	
36.	Fee Details		
	It is noted that the file has been submitted for amendment, as it previously accounted for 38 plots (on which floors are being constructed) by the promoter. Now, 2 plots have been removed to provide access to the additional licensed area. However, the file is being processed for 38 plots, and the processing fee has therefore been calculated on the entire earlier registered area.		
	Registration Fee	Residential 11645.24434* 2.64 * 10 = Rs 3,07,434/-	
	Processing Fee paid earlier	11645.24434 sqm x 10 = Rs 1,16,452/-	
	Total Fee	Rs 4,23,886/-	
37.	Fee details at the time of extension		
	Extension fee (Half of registration fee)	Rs 3,07,434/- / 2 = Rs 1,53,717/-	
	Processing fee	11645.24434 sqm x 10 = Rs 1,16,452/-	
	Processing fee for amendment	11645.24434 sqm x 10 = Rs 1,16,452/-	
	Total fee	Rs 3,86,621/-	
38.	Total fee (Registration + Extension + Amendment)	Rs 8,10,507/-	
39.	DD/ RTGS Details		
	DD/ RTGS amount at the time of registration	Rs 1,16,433/- Rs 3,07,384/- Total paid amount: Rs 4,23,817/-	
	DD no. and date	818304 dated 14.12.2022 818305 dated 14.12.2022	
	Name of the bank issuing	Yes Bank	
	DD/ RTGS amount at the time of extension	Rs 1,53,718/- Rs 1,16,453/- Rs 67/- Total paid amount: Rs 2,70,238/-	
	DD/ RTGS no. and date	YESBR12024121805802480 dated 18.12.2024 YESBR12024121805802481 dated 18.12.2024 503035906336 dated 30.01.2025	
	Name of the bank issuing	Yes Bank	
	DD/ RTGS amount at the time of amendment	Rs 1,16,434/- Rs 18/-	

		Total paid amount: Rs 1,16,452/-
	DD/ RTGS no. and date	YESIG53520079202 dated 18.12.2025 Online payment having ref no. 396423909681 dated 31.06.2026
	Name of the bank issuing	Yes Bank
	Deficient amount	Nil
40.	File Status	Date
	File received on	23.12.2025
	First notice Sent on	16.01.2026
	1 st hearing on	19.01.2026 (Adjourned)
	2 nd hearing on	09.02.2026(Adjourned)
	3 rd hearing on	16.02.2026 (Adjourned)
	4 th hearing on	18.02.2026
41.	Case History: The Promoter M/s Signature Global Homes Limited (Formerly known as M/s Signature Global Homes Private Limited) who is a license holder applied for the amendment in registration of real estate Residential Floors namely “Signature Global Park-I (2)” located at Sector-36, Sohna, Gurugram, Haryana on 23.12.2025 and RPIN-1003. The Temp I.D. of REP- I (Part A-H) is RERA -GRG-PROJ-2141-2025. The project area for amendment in registration is 1.031 acres and earlier it was 1.09 acres. It is noted that the Director, Town and Country Planning Department (DTCP), Haryana, initially granted a license for 5 acres vide License No. 18 of 2021 dated 16.04.2021 valid up to 15.04.2026, which was registered with the authority vide RC No. 02 of 2023 dated 02.01.2023. Thereafter, the DTCP approved a revised layout plan vide No. DTCP-10590 dated 19.11.2024. Due to this revision, two plots (B14 and B15) under License No. 18 of 2021 were omitted to accommodate a proposed 9-meter internal road for better connectivity and circulation in the project, Signature Global Park-I (2). The promoter has now approached the Haryana Real Estate Regulatory Authority, Gurugram, to amend RC No. 02 of 2023 by reducing the number of plots from 38 to 36. The amendment are as follows:	

Further, the authority has also approved an extension vide RC No. 26 of 2025 dated 16.06.2025. In the last proceeding dated 21.04.2025, the following directions were issued:

Proceeding dated 21.04.2025 is as follows:

The promoter requests to make an amendment in the registered plot number from 38 to 36 due to revision in layout plan and issue an amended registration certificate and further grant the extension of consequently, the promoter is directed to submit a separate application along with supporting documents for the amendment of registration certificate. In view of the above, the extension requested u/s 6 of Act of 2016 is approved as Proposed. The RC shall be issued after the above compliances are made.

Due to the above directions of the authority promoter applied for amendment in the project.

Additionally, occupation certificates have been received for the residential building on 23 plots vide letters dated 26.03.2025, 25.11.2025, and 26.11.2025.

The details of the plots applied for amendment are as follows:

S. No	Plot no	BR-III email date	Area in sq mtr	FAR Permissible	Total FAR
1	A16	29.10.2024	150	2.64	360
2	A17	29.10.2024	150	2.64	360
3	A18	29.10.2024	150	2.64	360
4	A19	29.10.2024	150	2.64	360
5	A20	29.10.2024	150	2.64	360
6	B1	29.10.2024	117.25	2.64	281.4
7	B2	29.10.2024	117.25	2.64	281.4
8	B3	29.10.2024	117.25	2.64	281.4
9	B4	29.10.2024	117.25	2.64	281.4
10	B5	29.10.2024	117.25	2.64	281.4
11	B6	29.10.2024	117.25	2.64	281.4
12	B7	29.10.2024	117.25	2.64	281.4
13	B8	29.10.2024	117.25	2.64	281.4
14	B9	29.10.2024	117.25	2.64	281.4
15	B10	29.10.2024	117.25	2.64	281.4
16	B11	29.10.2024	117.25	2.64	281.4
17	B12	29.10.2024	117.25	2.64	281.4
18	B13	29.10.2024	117.25	2.64	281.4
19	B16	29.10.2024	117.25	2.64	281.4
20	B17	29.10.2024	117.25	2.64	281.4
21	B18	29.10.2024	117.25	2.64	281.4
22	B19	29.10.2024	117.25	2.64	281.4
23	B20	29.10.2024	117.25	2.64	281.4
24	B21	29.10.2024	117.25	2.64	281.4
25	B22	29.10.2024	117.25	2.64	281.4
26	B23	29.10.2024	117.25	2.64	281.4

27	B24	29.10.2024	117.25	2.64	281.4
28	B25	29.10.2024	117.25	2.64	281.4
29	B26	29.10.2024	117.25	2.64	281.4
30	B27	29.10.2024	117.25	2.64	281.4
31	M1A	28.01.2025	67.44	2.64	161.856
32	M1B	28.01.2025	67.44	2.64	161.856
33	M1C	28.01.2025	67.44	2.64	161.856
34	M1D	28.01.2025	67.44	2.64	161.856
35	M2A	28.01.2025	112.44	2.64	269.856
36	M2B	28.01.2025	112.44	2.64	269.856
Total			4175.89		10022.136

It is further noted that the promoter has sold 124 units till date out of 144 units (as per CA certification).

The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 31.12.2025 namely Dainik Bhaskar, Hindustan Times & The Tribune. No objections were received up to 13.01.2026.

On 19.01.2026, the matter was adjourned and to come up on 09.02.2026.

On 09.02.2026, the matter was adjourned and to come up on 16.02.2026.

On 16.02.2026, the matter was adjourned and to come up on 18.02.2026.

The promoter has submitted a reply on 02.02.2026 which was scrutinized and the status of the documents is mentioned below:

42.	Present compliance status as on 18.02.2026 of deficient documents conveyed in deficiency notice dated 16.01.2026.	- Deficit fee of Rs 18/- needs to be submitted. Status: Submitted Rs 18/- vide online payment having ref no. 396423909681 dated 31.01.2026. - The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted for corrections. - Online DPI needs to be corrected. Status: Submitted, but needs to be revised. - The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration/ extension. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. Status: Submitted and stated that the financial budget of the project has changed due to the change in the layout plan, and that there is no other change. - It is noted that the approved layout plan has been revised by omitting two plots (B14 and B15) earlier registered vide RC No. 02 of 2023, you are therefore required to submit an affidavit from the company
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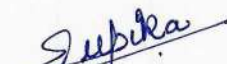
		director affirming that these plots have not been sold and providing the status of their building plans. Status: Affidavit cum undertaking submitted stating that the company has not sold the plots/floors therein to any allottees. Therefore, the promoter confirm that no third- party rights have been created over these plots. 6. Copy of five sets of executed documents of Application form, Allotment letter, builder buyer agreement, conveyance deed and Payment receipt needs to be submitted. Status: Submitted, but not as per our format. 7. Cost of land needs to be clarified according to area apply for registration. Status: Submitted 8. Quarterly schedule of estimated expenditure on construction needs to be submitted. Status: Submitted 9. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted 10. Legible copy of list of financial details of sold unit from CA needs to be submitted. Status: Submitted 11. Board resolution for operation of bank account needs to be submitted along with KYC of authorized of person. Status: Submitted 12. Affidavit regarding no loan on project land needs to be submitted. Status: Submitted 13. Latest CA certificate for net worth needs to be submitted. Status: Submitted 14. Project report needs to be submitted. Status: Submitted 15. REP II needs to be submitted. Status: Submitted
43.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Submitted for corrections. 2. Online DPI needs to be corrected. Status: Submitted, but needs to be revised.
Recommendations: The application submitted by the promoter for amendment of 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 form A-H, corrections in online DPI, and documents mentioned at S.No 43.		



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


Asha

Chartered Accountant


Deepika

Planning Executive

Day and Date of hearing	Wednesday and 18.02.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18.02.2026

Ms. Deepika, Planning 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 an application dated 23.12.2025 has been filed before the Authority seeking amendment of the existing Registration Certificate No. 02 of 2023 dated 02.01.2023, which is valid up to 30.03.2026.

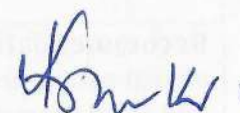
The AR further submits that the DTCP, Haryana initially granted a license for 5 acres vide License No. 18 of 2021 dated 16.04.2021, valid up to 15.04.2026. In addition thereto, DTCP, Haryana approved another license for 2.96875 acres vide License No. 154 of 2024 dated 17.11.2024, valid up to 16.11.2029. Further, DTCP approved a revised layout plan vide memo No. DTCP-10590 dated 19.11.2024.

Due to the said revision, two plots (B-14 and B-15) falling under License No. 18 of 2021 are omitted to accommodate a proposed 9-meter-wide internal road for better connectivity and circulation within the project, namely "Signature Global Park-I (2)". Thereafter, the promoter has approached the Authority, for seeking an amendment of existing registration approved vide RC No. 02 of 2023 by reducing the number of plots from 38 to 36. The AR of the promoter further confirms that no third-party rights have been created over the said plots/floors, in respect of which an affidavit-cum-undertaking has also been submitted in the Authority.

The promoter further states that Occupation Certificates (OC) for the residential floors on 23 plots have already been received and possession to the allottees has been commenced. Further, the AR of the promoter states that along with this amendment application, an application for continuation of registration of the said project under Section 7(3) of the Act, 2016 has also been filed and the timeline for completion of the project u/s 4(2)(I)(C) of the Act, 2016 is declared as 29.03.2027.

Approved as proposed subject to rectification of deficiencies mentioned above..

The Addendum Certificate shall be issued after submission of the corrections in form A to H and corrected DPI.



(Arun Kumar)
Chairman, HARERA