Promoter Name: M/s Signature Infrabuild Ltd.
Project Name: Signature Global Aspire Extn.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6			
S.No	**Particulars**	**Details**	
1.	**Name of the project**	Signature Global Aspire Extn.	
2.	**Name of the promotor**	M/s Signature Infrabuild Ltd.	
3.	**Brief of the promoter company**	The promoter M/s Signature Infrabuild Pvt. Ltd has been incorporated on 29.01.2013, situated at 13th Floor, Dr Gopal Das Bhawan, 28 Barakhamba Road, Cannaught Place, Central Delhi, Delhi, 122001. Mr. Devender Aggarwal, Mr. Lalit Kumar Aggarwal and Mr. Chandra Wadhwa are the director of the promoter company.	
4.	**Nature of the project**	Affordable Group Housing colony.	
5.	**Location of the project**	Sector-95, Gurugram.	
6.	**Legal capacity to act as a promoter**	License holder	
7.	**Name of the license holder**	M/s Signature Infrabuild Ltd.	
8.	**Name of the Collaborator**	N/A	
9.	**Whether registration applied for whole**	Whole.	
10.	**Status of project**	New	
11.	**Online Application ID**	RERA-GRG-2121-2025	
12.	**Date of completion of project as per REP-II/4(2)(l)(c)**	OC: 30.11.2026 CC: 27.02.2027	
13.	**QPR Compliance (RC No. 97 of 2023)**	Submitted	
14.	**4(2)(l)(d) Compliance (RC No. 97 of 2023)**	Pending 2024-25	
15.	**4(2)(l)(c) compliance**	N/A	
16.	**Status of change of bank accounts**	N/A	
17.	**Compliance of RC Conditions**	Revised Service Plan and Estimates within 4 months: Submitted	
18.	**Details of proceedings pending against the project**	RERA-GRG-4044-2025: Non-Compliance of RC Conditions	
19.	**License no.**	13 of 2021 dated 12.03.2021	Valid up to 11.03.2026

20.	**Total licensed area**	0.5750 Acres	**Area to be registered**	0.5750 Acres	
21.	**RC No**	97 of 2023 dated 30.10.2023 valid up to 28.02.2026			
22.	**Fee Details**				
	Registration fee	**Residential:** 5058.186 x 2.37 x 10 =Rs. 1,19,879/-			
	Processing fee	5058.186 x 10 =Rs. 50,582/-			
	Extension Fee (Half of Registration fee)	1,19,879/2 = Rs. 59,940/-			
	Processing fee for extension	5058.186 x 10 =Rs. 50,582/-			
	Late fee	N/A			
	Total fee	**Rs 2,80,983/-**			
	Online transactions amount submitted at the time of registration.	1. Rs. 54,218/- 2. Rs. 1,33,265/- Total = Rs. 1,87,483/-			
	Online transactions details	INDBN05103512392 dated 05.10.2023 INDBN05103512389 dated 05.10.2023			
	RTGS submitted at the time of extension.	Rs. 34,082/- Rs. 59,940/- Total = 94,022/-			
	RTGS details submitted for extension of registration	INDBH15119870632 dated 15.11.2025 INDBH15119870629 dated 15.11.2025			
	Total Fee Deposited	**Rs. 2,81,505/-**			
	Excess amount	Rs. 522/-			
23.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No.	**Particulars**	**Date of approval**		**Validity up to**
	i)	**License Approval**	13 of 2021 dated 12.03.2021		11.03.2026
	ii)	**Zoning Plan Approval**	DTCP 7699 dated 16.03.2021		
	iii)	**Building plan Approval**	ZP-1339/PA(DK)/2023/29485 dated 06.09.2023		05.09.2028
	iv)	**Environmental Clearance**	SEIAA/HR/2021/437 dated 17.11.2021		16.11.2028
	v)	**Airport height clearance**	PALM/NORTH/B/090419/427556 dated 09.09.2019		
	vi)	**Fire scheme approval**	FS/2023/1460 dated 30.12.2023		
	vii)	**Service plan and estimate approval**	LC-3714/ Asstt(RK)/2024/7874 dated 04.03.2024		

	viii)	**Electricity load availability connection**	Ch-133/Drg-PLC dated 31.03.2021
24.	**Reasons for delay**		NGT, MCG to ban on construction activities.
25.	**Total Project Cost**		Rs. 19.6950 Crs.
26.	**Expenditure Incurred**		Rs. 7.6655 Crs.
27.	**Expenditure to be incurred**		Rs. 12.0295 Crs.
28.	**Total Units**		Tower F: 78 units
29.	**Sold Units**		0
30.	**Unsold Units**		78 units
31.	**Total amount received from sale proceeds**		N/A
32.	**Closing balance of RERA A/c (As per latest QPR)**		N/A
33.	**File Status**		**Date**
	Project received on		17.11.2025
	First notice sent on		12.12.2025
	First hearing on		15.12.2025 (adjourned)
	Second hearing on		05.01.2026 (adjourned)
	Third hearing on		09.02.2026 (adjourned)
	Fourth hearing on		16.02.2026 (adjourned)
	Fifth hearing on		18.02.2026
34.	**Case History:** An application for extension of registration of affordable group housing colony namely "Signature Global Aspire Extn." situated at Sector-95, Gurugram, Haryana being developed by M/s Signature Infrabuild Ltd. was submitted on 17.11.2025 under section 6 of Real Estate (Regulation and Development), Act 2016. This application for registration falls under license no. 13 of 2021 dated 12.03.2021 valid up to 11.03.2026 for area admeasuring 0.5750 acres and the project had been registered with the Authority vide 97 of 2023 dated 30.10.2023 valid up to 28.02.2026. On scrutiny of the application, some of the deficiencies/observations were observed which were conveyed to the promoter via notice dated 12.12.2025 and an opportunity of hearing was scheduled on 15.12.2025. On 15.12.2025, The matter is adjourned and to come up on 05.01.2026. On 05.01.2026, The matter is adjourned and to come up on 09.02.2026. **On 20.01.2026, the promoter has submitted the public notice in three newspapers, two English, "The Tribune", "Hindustan Times" and one Hindi, "Dainik Bhaskar" dated 20.01.2026 as per the directions of Authority. Objections to be filed till 02.02.2026.**		

	On 09.02.2026, The matter is adjourned and to come up on 16.02.2026. On 16.02.2026, The matter is adjourned and to come up on 18.02.2026. The status of documents is mentioned below:	
35.	**Present compliance status as on 18.02.2026.**	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. Jamabandi, Mutation and Aks-shijra certified on the latest date not prior to six months of application needs to be submitted. **Status: Submitted** 4. Project report along with brochure of current project and project photos needs to be submitted. **Status: Submitted** 5. Information to revenue department regarding entry of license in the revenue record needs to be submitted. **Status: Submitted** 6. Allottee related draft documents .i.e. Application form, Allotment Letter, BBA, Conveyance deed & Payment receipt needs to be submitted. **Status: Submitted** 7. Approval/NOC from various agencies regarding the external services like road access needs to be submitted. **Status: The promoter has submitted an affidavit stating that NOC for connectivity of road is not required as the project is already well connected to the road.** 8. PERT chart needs to be submitted. **Status: Submitted** 9. Draft Brochure and advertisement document needs to be submitted. **Status: Submitted** 10. Cost of land needs to be clarified. **Status: Submitted** 11. Quarterly schedule of estimated expenditure of cost of construction and IDW needs to be submitted.

		Status: Submitted 12. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Submitted** 13. Copy of paid challan of EDC and IDC needs to be submitted. **Status: Submitted** 14. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted**
36.	**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 correction in online DPI. It is recommended that the Authority may grant extension of registration subject to the submission of corrected DPI.

(Asha)
Chartered Accountant

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

Sh. Vineet Maheshwari, Sh. Siddhartha Kapoor, Sh. Vedant Batra and Sh. Ravinder are present on behalf of the promoter and states that all the deficit documents have already been submitted in the Authority and the corrected DPI will be submitted within a period of one week time.

Approved as proposed subject to submission of the corrected DPI.

The extension of registration certificate shall be issued after the submission of corrected DPI.

(Arun Kumar)
Chairman, HARERA