

Hearing brief for project registration u/s 4

S.No	Particulars	Details		
1.	Name of the project	Tonino Lamborghini Residences at Gurugram by Signatureglobal		
2.	Name of the promoter	M/s Signatureglobal (India) Ltd.		
3.	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		
4.	Nature of the project	Residential Colony under NILP Policy-2022		
5.	Location of the project	Revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram, Haryana		
6.	Legal capacity to act as a promoter	Collaborator		
7.	Name of license holder	M/s Signatureglobal (India) Ltd., Unistay Hospitality Pvt. Ltd., Yesha Developers LLP		
8.	Status of project	New		
9.	Whether registration applied for whole/phase	Whole		
10.	Completion date as mentioned in REP-II	OC: 30.09.2032 CC: 01.01.2033		
11.	Online application ID	RERA-GRG-PROJ-2186-2026		
12.	License no.	187 of 2025 dated 25.09.2025	valid up to 24.09.2030	
13.	Total licensed area	12.40 Acres	Area to be registered	12.40 Acres
14.	QPR Compliances	Not applicable		
15.	4(2)(I)(D) Compliances	Not applicable		
16.	4(2)(I)(C) Compliances	Not applicable		
17.	Status of change of bank account (if applicable)	Not applicable		

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18.	Details of proceedings pending against the project	Not applicable	
19.	RC Conditions Compliances	Not applicable	
20.	Number of towers	Tower: 5 Commercial- 3 Block and 1 shop in club	
21.	Number of units	Residential units: 812 Commercial units: 58	
22.	Total Project cost	Rs 2890.99 Cr (as per DPI)	
23.	Expenditure Incurred	Rs 281.49 Cr (as per DPI)	
24.	Expenditure to be incurred	Rs 2609.50 Cr (as per DPI)	
25.	Construction cost per Sq.ft.	Residential: Rs 14211.32 sq ft	Commercial: Rs 10000 sq ft
26.	Statutory approvals either applied for or obtained prior to registration		
	S. No	Particulars	Date of approval
	i)	License Approval	187 of 2025 dated 25.09.2025
	ii)	Approved building plans	Memo no. ZP-2271/PA(DK)/2026/755 2 dated 03.03.2026
	iii)	Demarcation cum zoning plan	Drg. No. DTCP 11468 dated 25.09.2025
		Revised Zoning plan approval	Drg. No. DTCP 11910 dated 19.02.2026
	iv)	Environmental Clearance	Not submitted (Applied on 14.01.2026)
	v)	Fire scheme approval	Not submitted
	vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC /2026/40/123-126 dated 06.01.2026
	vii)	Service plan and estimate approval	Not submitted
	viii)	Electrical Availability connection approval	Not submitted
27.	Fee details		
	Registration fee	Residential 127912.012 x 2.65 x 10= Rs 33,89,668/- Commercial	

		3813.757 x 1.90 x 20= Rs 1,44,923/- Total: Rs 35,34,591/-
	Processing fee	131725.769 x 10 =Rs 13,17,258/-
	Late fee	Not applicable
	Total	Rs 48,51,849/-
28.	RTGS/ DD amount	Rs 35,23,150/- Rs 13,17,258/- Total: Rs 48,40,408/-
	RTGS/ DD no. and date	YESBR12026021800024377 dated 18.02.2026 YESBR12026021800024378 dated 18.02.2026
	Name of the bank issuing	ICICI Bank
	Deficient amount	Rs 11,441/-
29.	File Status	Date
	File received on	03.03.2026
	First notice Sent on	24.03.2026
	1st hearing on	30.03.2026
30.	Case History: -	<p>The Promoter M/s Signatureglobal (India) Ltd. who is a collaborator along with license holder namely M/s Signatureglobal (India) Ltd., Unistay Hospitality Pvt. Ltd., Yesha Developers LLP applied for the registration of real Residential Colony under NILP Policy-2022 namely "Tonino Lamborghini Residences at Gurugram by Signatureglobal" located at Revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram, Haryana under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108153 dated 03.03.2026 and RPIN-1039. The Temp I.D. of REP - I (Part A-H) is RERA-GRG-PROJ-2186-2026.</p> <p>The application for registration of Residential Colony under NILP Policy-2022 project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1039 dated 24.03.2026 was issued to the promoter with an opportunity of being heard on 30.03.2026.</p> <p>Brief of the project: The Director of Town and Country Planning (DTCP), Haryana, granted license no. 187 of 2025 dated 25.09.2025 measuring 12.40 acres to M/s Signatureglobal (India) Ltd., Unistay Hospitality Pvt. Ltd., Yesha Developers LLP in collaboration with M/s Signatureglobal (India) Ltd. for setting up of Residential Colony under NILP Policy-2022 on the land measuring 12.40 acres in revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram, Haryana. The DTCP, Haryana has granted the revised zoning plan vide Drg no. DTCP 11910 dated 19.02.2026. The Promoter has obtained approved building plans vide memo no. ZP-2271/PA(DK)/2026/7552 dated 03.03.2026 from DTCP, Haryana.</p> <p>Now, the promoter has approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the project namely "Tonino Lamborghini Residences Gurugram" over an area measuring 12.40 acres, wherein the land applied for registration is divided as follows:</p>

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Land owner's	Land allocated under license
M/s Signatureglobal (India) Ltd.	12.050 acres
M/s Unistay Hospitality Pvt. Ltd.	0.21875 acres
M/s Yesha Developers LLP	0.13125 acres

The public notice was published in 3 leading newspapers i.e. 1 Hindi and 2 English on 10.03.2026 namely Dainik Bhaskar, Hindustan Times & The Tribune. No objections were received up to 24.03.2026.

On 09.03.2026, the promoter applied for correction of the project name from "Tonino Lamborghini Residences at Gurugram by Signature Global" to "Tonino Lamborghini Residences Gurugram" and, accordingly, submitted some additional documents along with the name change in the additional documents.

As per the directions of the authority, the PE & CA conducted a site visit on 25.03.2026.

The site is located in sector 71, Gurugram, Haryana and connected via a 2 Karam revenue rasta and 24m wide proposed road (as of now it is a kaccha rasta for 12m) which shall be constructed by the promoter within the before applying for the Occupation Certificate (Condition laid in license of the project). At present, the site consists of barren land only.

Furthermore, essential services such as water supply and sewerage have already been assured by the concerned departments. Whereas, for the electrification plan, the promoter has already applied in the concerned department. For storm water drainage, the promoter has submitted an affidavit stating that rainwater harvesting pits are being constructed at the project site.

The status of the documents after scrutiny of the reply dated 25.03.2026 is mentioned below:

31.	Present compliance status as on 30.03.2026 of deficient documents conveyed in deficiency notice dated 24.03.2026.	<ol style="list-style-type: none"> Deficit fee of Rs 11,441/- needs to be submitted. Status: Rs 68,647/- submitted vide RTGS no. YESIG60790075510 dated 20.03.2026. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but corrections need to be done.
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		<p>4. Revised affidavit from managing director regarding the details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: The affidavit-cum-declaration has been submitted by the Managing Director; however, the same needs to be revised.</p> <p>5. It is noted that the project applied by the promoter is under a collaboration arrangement. Accordingly, the sharing pattern shall be clarified in accordance with the collaboration agreement, and the said clarification shall be duly signed by both parties. The respective shares shall also be demarcated on the approved plans. Status: Signed affidavit submitted from both the landowners and promoter. <i>As per Collaboration Agreement No. 16450 dated 02.02.2024 executed with M/s Unistay Hospitality Pvt. Ltd., the promoter is required to allocate 25,000 sq. ft. of super built-up area from the residential saleable area along with the undivided proportionate share in the said land parcel. Out of the total land area of 1 acre used in the project, the proportionate share of land comes to 0.21875 acres, which corresponds to 5,468.75 sq. ft. of super built-up area. However, the promoter is required to specify the units to be allocated as per the area sharing model, for which no details or documents have been submitted by the promoter.</i> <i>As per Collaboration Agreement No. 16649 dated 08.02.2024 executed with M/s Yesha Developers LLP, there is revenue share of 65 (Promoter):35 (Owner) in the gross sales revenue, generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project on proportionate basis.</i></p>
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		<p>6. Earlier approved zoning plan on A1 size sheet (laminated) needs to be submitted along with clarification regarding revision in zoning. Status: Submitted</p> <p>7. Demarcation plan on A1 size sheet (laminated) needs to be submitted. Status: Submitted</p> <p>8. Environment clearance needs to be submitted. Status: Not submitted, applied on 14.01.2026.</p> <p>9. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 05.03.2026.</p> <p>10. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 06.03.2026. Whereas, BG of Rs 1,56,00,000/- submitted in DTCP, Haryana vide BG no. OGT0005260002250 dated 10.03.2026.</p> <p>11. Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 19.03.2026.</p> <p>12. Approval NOC from concerned agency for connecting external service like road access and storm water drainage needs to be submitted. Status: The approval has not been submitted. Instead, the promoter has submitted an affidavit stating that the road is well connected and that rainwater harvesting pits have been provided in the applied project for storm water management. Whereas, as per site visit the site is not having proper access. Hence, the same needs to be clarified.</p> <p>13. The revised project report along with project photographs, is needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>14. Mining permission for the applied project needs to be submitted. Status: In reply, the promoter stated that the mining permission will be submitted after obtaining the approved Environmental Clearance and Consent to Establish.</p> <p>15. Revised PERT chart for residential area including commercial area specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised.</p>
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		<p>16. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed & payment plan needs to be submitted as per prescribed format. Status: Submitted, but needs to be revised.</p> <p>17. Draft brochure and advertisement for the proposed project needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>18. Cost of the land amounts to Rs 75707.45 lakhs needs to be clarified according to the area applied for the registration is 12.40 acres. Additionally, an Affidavit outlining the compliance of 4(2)(1)(D) with landowners needs to be submitted. Status: Submitted</p> <p>19. Details of any other cost amounts to Rs 39560.49 lakhs mentioned in DPI needs to be submitted. Status: Submitted</p> <p>20. Original CA Certificate of non-default in payment of debt & statutory liabilities dated 26.11.2025 needs to be submitted. Status: Promoter states that original CA certificate submitted in application of extension of registration of the project signature global imperial.</p> <p>21. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised. Status: Not submitted</p> <p>22. KYC of Real Estate Agent, Background and experience of work of the promoter needs to be submitted. Status: Submitted</p> <p>23. Details regarding use of Brand Name "Tonino Lamborghini" needs to be submitted. Status: Submitted</p>
32.	Remarks	<p>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status: Submitted, but corrections need to be done.</p> <p>2. Corrections marked on the hard copy of online DPI need to be done. Status: Submitted, but corrections need to be done.</p>

		<p>3. Revised affidavit from managing director regarding the details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status: The affidavit-cum-declaration has been submitted by the Managing Director; however, the same needs to be revised.</p> <p>4. It is noted that the project applied by the promoter is under a collaboration arrangement. Accordingly, the sharing pattern shall be clarified in accordance with the collaboration agreement, and the said clarification shall be duly signed by both parties. The respective shares shall also be demarcated on the approved plans. Status: Signed affidavit submitted from both the landowners and promoter. <i>As per Collaboration Agreement No. 16450 dated 02.02.2024 executed with M/s Unistay Hospitality Pvt. Ltd., the promoter is required to allocate 25,000 sq. ft. of super built-up area from the residential saleable area along with the undivided proportionate share in the said land parcel. Out of the total land area of 1 acre used in the project, the proportionate share of land comes to 0.21875 acres, which corresponds to 5,468.75 sq. ft. of super built-up area. However, the promoter is required to specify the units to be allocated as per the area sharing model, for which no details or documents have been submitted by the promoter.</i> <i>As per Collaboration Agreement No. 16649 dated 08.02.2024 executed with M/s Yesha Developers LLP, there is revenue share of 65 (Promoter):35 (Owner) in the gross sales revenue, generated from the sale/ allotment/ lease or any other nature of the entire saleable area at the project on proportionate basis.</i></p> <p>5. Environment clearance needs to be submitted. Status: Not submitted, applied on 14.01.2026.</p>
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		<p>6. Fire Scheme approval needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 05.03.2026.</p> <p>7. Approved service plans and estimates needs to be submitted. If applied, then copy of the same needs to be submitted. Status: Not submitted, applied on 06.03.2026. Whereas, BG of Rs 1,56,00,000/- submitted in DTCP, Haryana vide BG no. OGT0005260002250 dated 10.03.2026.</p> <p>8. Electrification plan/ Electricity load availability connection needs to be submitted. Status: Not submitted, applied on 19.03.2026.</p> <p>9. Approval NOC from concerned agency for connecting external service like road access and storm water drainage needs to be submitted. Status: The approval has not been submitted. Instead, the promoter has submitted an affidavit stating that the road is well connected and that rainwater harvesting pits have been provided in the applied project for storm water management. Whereas, as per site visit the site is not having proper access. Hence, the same needs to be clarified.</p> <p>10. The revised project report along with project photographs, is needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>11. Mining permission for the applied project needs to be submitted. Status: In reply, the promoter stated that the mining permission will be submitted after obtaining the approved Environmental Clearance and Consent to Establish.</p> <p>12. Revised PERT chart for residential area including commercial area specifying date of completion needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>13. Revised draft application form, allotment letter, builder buyer agreement, conveyance deed & payment plan needs to be submitted as per prescribed format. Status: Submitted, but needs to be revised.</p> <p>14. Draft brochure and advertisement for the proposed project needs to be submitted. Status: Submitted, but needs to be revised.</p>
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	<p>15. Original CA Certificate of non-default in payment of debt & statutory liabilities dated 26.11.2025 needs to be submitted. Status: Promoter states that original CA certificate submitted in application of extension of registration of the project signature global imperial.</p> <p>16. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be revised.</p>
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Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, Environment clearance, approved Fire Scheme, approved service plans and estimates, mining permission, electrification plan, and documents mentioned at S. No. 32.

The promoter shall submit the BG's/DD's amounting to Rs. 25 lakhs each as a security amount for submission of the Environment clearance & approved Fire Scheme, electrification plan within 6 months from the grant of registration & approved service plans and estimates within 3 months from the grant of registration. Additionally, the mining permission shall be submitted before the commencement of construction at the site.

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

(Ashish Dubey)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 30.03.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 30.03.2026

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

Sh. Vineet Maheshwari (AR), Sh. Siddhartha Kapoor (AR), Sh. Vedant Batra (AR) & Sh. Ravinder (AR) are present on behalf of promoter and submits that the land applied for registration under Section 4 of the Act, 2016 is free from any kind of litigations. Accordingly, a revised affidavit to this effect from the Managing Director shall be submitted in the Authority within a period of 3 days. AR of the promoter requests to the authority to change the name of the project from "Tonino Lamborghini Residences at Gurugram by Signature Global" to "Tonino Lamborghini Residences Gurugram".

Further, the Authorized Representative (AR) of the promoter states that the licensed land is under collaboration with M/s Unistay Hospitality Pvt. Ltd. and M/s Yesha



Developers LLP, and that area and revenue sharing has been agreed upon with them. Accordingly, the sharing has been done in proportionate shares.

Further, the AR of the promoter also states that the project site is accessed from a 24-meter-wide proposed road, which shall be constructed by the promoter before applying for the Occupation Certificate, as per Clause 3 of the license conditions. Clause 3 of License No. 187 of 2025 is reproduced below:

"That the licensee shall construct and maintain in all respects the entire stretch of the 24-meter-wide road up to the 4 karam wide revenue rasta, further leading up to the 90-meter-wide SPR, and submit the verification report from DTP, Gurugram before applying for the Occupation Certificate."

Further, regarding the storm water drainage assurance, the promoter states that the promoter company shall be developing 13 rainwater harvesting pits in the said project and the same has been mentioned in the Environmental Clearance. Accordingly, no separate assurance in this regard is required by the promoter.

At present, Environment Clearance, fire Scheme approval, approved service plans and estimates, approved electrification plan, and mining permission are under process, and the said approvals have not yet been obtained as of date. Further, regarding approved service plans and estimates, the promoter has already submitted a Bank Guarantee vide BG no. OGT0005260002250 dated 10.03.2026 in DTCP, Haryana for approval of service plans & estimates. The Authorized Representative of the promoter undertakes to obtain and submit:

- i. Environment Clearance & Fire Scheme approval within 6 months from the date of grant of registration;
- ii. Approved service plans and estimates within 3 months from the date of grant of registration;
- iii. Approved Electrification plan within 6 months from the date of grant of registration; and
- iv. Mining permission shall be submitted before the commencement of construction at the site and after obtaining the approved Environment Clearance and consent to establish.

Further, he undertakes to submit the 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 approval within the stipulated time frames, the corresponding security amount(s) shall be liable to be forfeited by the Authority.

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 the two Demand Drafts amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each, in favour of the Authority as security amounts for timely submission of Environment Clearance & Fire Scheme approval within 6 months from the date of grant of registration.

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



HARERA
GURUGRAM

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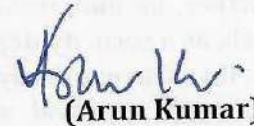
In the event of non-submission of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder.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

- i. Approved service plans and estimates within 3 months from the date of grant of registration;
- ii. Approved Electrification plan within 6 months from the date of grant of registration; and
- iii. Mining permission shall be submitted before the commencement of construction at the site.

Keeping in view of the above, the promoter shall submit a notarized affidavit from the Managing Director regarding the sharing pattern, mentioning the units of the landowners and the promoter, and the same shall be signed by both parties. With regard to storm water drainage, the promoter shall submit an affidavit from the Managing Director stating that the promoter company shall be developing 13 rainwater harvesting pits in the project. Regarding road access, the promoter shall construct the road as per the condition mentioned in license i.e., 187 of 2025. Further, a condition to this effect shall also be incorporated in the Registration Certificate. Also, the request of the promoter for change of name of project is allowed.

Approved as proposed subject to rectification of deficiencies mentioned above.

The Registration Certificate shall be issued after submission of the remaining deficiencies mentioned above including correction in Form A-H, online DPI, two affidavits from the Managing Director and submission of two Demand Drafts of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only) each for submission of Environment Clearance & fire scheme approval within the time frame mentioned above, along with the deficiency mentioned at S. No. 32.


(Arun Kumar)

Chairman, HARERA