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REGISTRATION NO.	78 OF 2024
RC/REP/HARERA/GGM/851/583/2024/78	Date: 30.07.2024

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1628-2024

## **REGISTRATION CERTIFICATE** REAL ESTATE PROJECT - AFFORDABLE GROUP HOUSING SIGNATURE GLOBAL PROXIMA-1 EXTN.



HARYANA REAL ESTATE REGULATORY **AUTHORITY GURUGRAM** 



Example       Fragment         Example       Example         I. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.         (A) PARTICULARS OF THE PARD F PROJECT/PHASE REGISTERED         S.N.       Particulars         Details       Details         (i) Location       Sector-89, Gurugram         (ii) Location       Sector-89, Gurugram		IARYANA REAL	E	FORM 'REP-III' [See rule 5 (1)] STATE REGULATORY AUTHORITY GURUGRAM	
REGISTRATION NO. 78 of 2024         REGISTRATION NO. 78 of 2024         RECISTRATION NO. 78 of 2024         RECISTRATION NO. 78 of 2024         REREP/HARERA/GGM/851/583/2024/78         UNIQUE NO. GENERATED ONLINE         REGISTRATION CERTIFICATE         REGISTRATON CERTIFICATE         NATIONAL PROJECT / PHASE REGISTERED         Signature Global Proxima 1 Extn.			4		
RC/REP/HARERA/GGM/851       S83/2024/78       Date: 30.07.2024         UNIQUE NO. GENERATED ONLINE       RERA-GRG-PROJ-1628-2024         REGISTRATION CERTIFICATE         REAL ESTATE PROJECT - AFFORDABLE GROUP HOUSING SIGNATURE GLOBAL PROXIMA 1 EXTN.         I This registration is granted under section 5 of the Real Estat (Regulation & Development) Act, 2016 to the following project.         (A         ARTOF PROJECT/PHASE REGISTERED         S.N         Particulars         Octor-89, Gurugram         (ii)         Licrense no. and validity         O2 of 2022 dated 06.01.2022 valid up to 05.01.2027         (iv)         Area of project for         of Affordable Group Housing         Viii)         Nature of the project         Affordable Group Housing         Viiii)         Number of units         62 residential IAR - 3703.149 sq.mt)         Commercial FAR - 279.656 sq.mt.)         NME OF THE PROMOTERS         N         Particulars         Details         N			*	GURUGRAM	
WIQUE NO. GENERATED ONLINE       RERA-GRG-PROJ-1628-2024         REGISTRATION CERTIFICATE         REAL ESTATE PROJECT – AFFORD ABLE GROUP HOUSING SIGNATURE GLOBAL PROVINA 1 EXTN.         I. This registration is granted under section 5 of the Real Estat (Regulation & Development) Act, 2016 to the following project.         (A) PARTICULARS OF THE       PART OF PROJECT/PHASE REGISTERED         Details         S.N.       Particulars       Details         (i)       Name of the project       Signature Global Proxima 1 Extn.         (ii)       Location       Sector-89, Gurugram         (iii)       Location       Sector-89, Gurugram         (iv)       Total licensed area of sector-89, Gurugram       (v)         Nature of the project for registration       O (2022 dated 0.01.2022 valid up to 05.01.2027         (vi)       Nature of the project for registration       SA437 acres         (v)       Affordable Group Housing         (vii)       Nature of the project for registration       SA437 acres         (vii)       Noter registration <th col<="" td=""><td></td><td></td><td>_</td><td></td></th>	<td></td> <td></td> <td>_</td> <td></td>			_	
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REGISTRATION CERTIFICATE REAL ESTATE PROJECT – AFFORDABLE GROUP HOUSING SIGNATURE GLOBAL PROXIMA 1 EXTN.         1. This registration is (Regulation & Development) Act, 2016 to the following project.         (A)       PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED         S.N.       Particulars         0       Particulars         0       Particulars         0       Promoter1/License         0       Promoter1/License         0       Promoter1/License	UNIC		_		
REAL ESTATE PROJECT – AFFORDABLE GROUP HOUSING SIGNATURE GLOBAL PROXIMA 1 EXTN.         1. This registration is (Regulation & Development) Act, 2016 to the following project.         (A) PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED         S.N.       Particulars         (i) Name of the project       Signature Global Proxima 1 Extn.         (ii) Location       Sector-89, Gurugram         (iii) License no. and validity       02 of 2022 dated 06.01.2022 valid up to 05.01.2027         (iv) Total licensed area of the project       5.4437 acres         (v) Area of project for registration       0.4437 acres         (vi) Nature of the project       Affordable Group Housing         vii)       Total saleable area of the project registered       3982.805 sq.mt. (Residential FAR – 3703.149 sq.mt) (Commercial FAR – 279.656 sq. mt.)         (iii)       Number of units       62 residential units and 29 commercial units         (b)       Particulars       Details         (b)       Particulars       Details		REG	H	STRATION CERTIFICATE	
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(A)       PARTICULARS OF THE       PART OF PROJECT/PHASE REGISTERED         S.N.       Particulars       Details         (i)       Name of the project       Signature Global Proxima 1 Extn.         (ii)       Location       Sector-89, Gurugram         (iii)       Location       Sector-89, Gurugram         (iii)       License no. and validity       02 of 2022 dated 06.01.2022 valid up to 05.01.2027         (iv)       Total licensed area of the project for registration       0.4437 acres         (vi)       Nature of the project for registration       Affordable Group Housing         vii)       Nature of the project for the project registered       3982.805 sq.mt. (Residential FAR – 3703.149 sq.mt) (Commercial FAR – 279.656 sq. mt.)         (iii)       Number of units       62 residential units and 29 commercial units <b>N</b> Particulars       Details         N       Particulars       Details         Promoter1/License holder       M/s Signature Global (India) Ltd	1.	This registration i	C	GLOBAL PROXIMA 1 EXTN.	
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iii)       Number of units       62 residential units and 29 commercial units         3)       NAME OF THE PROMOTERS         N.       Particulars         Promoter1/License       M/s Signature Global (India) Ltd	vii)	Total saleable area o	f 3	3982.805 sq.mt. Residential FAR 2702 tota	
B) NAME OF THE PROMOTERS         N.       Particulars         Promoter1/License       M/s Signature Global (India) Ltd	1000	Number of units	-	-279.656 sq mt)	
N.     Particulars       Promoter1/License     M/s Signature Global (India) Ltd	iii)   N		10	Z residential	
Promoter1/License     M/s Signature Global (India) Ltd		AME OF THE PROMO	AL 200	KS STATUS	
PARTICULARS OF THE PROMOTER 1	B) N	Particulars	TE		
THE PROMOTER 1	<ul> <li>B) N</li> <li>N.</li> <li>P1</li> </ul>	Particulars		Details	
	<ul> <li>B) N</li> <li>N.</li> <li>Pri hc</li> </ul>	Particulars romoter1/License older	M	Details /s Signature Global (India) Ltd	

PLANNING EXECUTIVE

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S. N.	Particulars		Details
(i)			
(ii)	Registered Address 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Central Delhi, New Delhi-110001		
(iii)	Corporate Office Unit no 101, C		d Floor, Tower-A, Signature Gurugram-122001.
(iv)	Local Address Unit no 101, Gro		d Floor, Tower-A, Signature Gurugram-122001.
(v)	CIN	L70101DL2000PLC	
(vi)	PAN	AACCR3807M	
(vii)	Status	Company	
(viii)	Mobile No.	+91-9818-899-381	
(ix)	Email-Id	compliance@signatureglobal.in	
(x)	Authorized Signatory	Mr. Ravi Aggarwal	0
(D)			
S. N.	Type of bank account	Account No	Branch name of the bank
	Master Account of the Project (100%)	20052021001348	
(ii)	Separate RERA account o the project (70%)	of 20052021001355	5 SBM Bank(India) Limited, DLF Capital Point, Baba Kharak Singh Marg, Connaught Place, Delhi- 110001
1	Free account of the promoter of the project (30%)	20052021001362	2 SBM Bank(India) Limited, DLF Capital Point, Baba Kharak Singh Marg, Connaught Place, Delhi- 110001

The registration of this project shall be valid for the **period commencing from 30<sup>th</sup> July 2024 and ending with 29<sup>th</sup> June 2025** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.



This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

0	F)	CONDITIONS OF REGISTRATION
-		
4	**	This registration is granted subject to the following conditions, namely: -
	(i)	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
	(ii)	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
	iii)	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
	iv)	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section 2 of cost
(vi	v)	head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals the
	i	& Development) Act, 2016 and the Haryana Real Estate (Regulation Development) Rules, 2017 and regulations made thereunder and applicable
(vii)	t	The promoter shall not contravene the provisions of any other law for the
viii)	11	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
(ix)	suj cha sal	e apartment or building per area basis and the arges. No separate EDC/IDC are payable by the allottees except the total e consideration. ention is invited to model agreement for sale provided in the Haryana Real ate (Regulation and Development) Rules, 2017. (Term 1.2)
		Explanation:

SINGH PLANNING EXECUTIVE

	(i) (ii)	The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable); The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied,			
		in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:			
	allottee	d that, in case, there is any change/modification in the harges/fees/levies etc., the subsequent amount payable by the to the promoter shall be increased/decreased based on such 'modification.			
(x)	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:				
	"con	nmon areas" mean—			
	(i)	the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;			
	(ii)	the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;			
	(iii)	the common basements, terraces, parks, play areas, open parking areas and common storage spaces;			
	(iv)	the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;			
	(v)	installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;			
	(vi)	the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;			
	(vii)	all community and commercial facilities as provided in the real estate			
		project;			



(xiii) Th	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority. The promoter at the time of booking and issue of allotment letter shall be sponsible to make available to the allottee, the following information, amely-
	sponsible to make available to the allottee, the following information,
na (a	<ul> <li>a) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority.</li> <li>b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity.</li> </ul>
	[Obligation of the promoter under section 11(3)]
or the alle	ne promoter shall enable the formation an association of allottees or society co-operative society, as the case may be, of the allottees, or a federation of e same shall be formed, within a period of three months of the majority of lottees having booked their apartment/building/plot and inform the athority about the AOA.
(xv) At	the time of issue of allotment letter an application form for membership of e association of allottee shall be got filled up from the allottee.
The of reg	ne promoter shall incorporate a condition in the allotment letter that buyer unit shall enroll himself as a member of association of allottee to be gistered for this project.
par	very allottee of the apartment, plot or building as the case may be, shall urticipate towards the formation of an association or society or corporative ciety or the allottees, or a federation of the same.
[Dı	uty of the allottee under section 19(9)]
det aut cor var cha	the promoter shall issue the allotment letter as per draft annexed in the stailed project information which is duly approved by the authority and athenticated by the promoter. In case, the promoter wants to amend certain inditions/clauses, a separate application with justification for such riation/change be submitted for consideration of the Authority and till such tange is allowed, the draft allotment letter shall be followed as approved by e authority with the DPI or as per directions issued by the authority.



<ul> <li>(xvii) The promoter shall declare details of the unit along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent authority.</li> <li>(xviii) As per section 13(1), the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale, under any law for the time being in force.</li> <li>(xix) The promoter is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.</li> <li>(xxi) The promoter shall complete the construction of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.</li> <li>(xxii) The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(0)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.</li> <li>(xxiii) The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(ii) The promoter shall comply with the requirement of section 4(2)(0)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withfrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Es</li></ul>		
<ul> <li>cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale as prescribed with such person and register the said agreement for sale, under any law for the time being in force.</li> <li>(xix) The promoter is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.</li> <li>(xx) The promoter shall complete the construction of community sites within the quarterly up-to-date status of the project for each quarter.</li> <li>(xii) The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.</li> <li>(xxii) The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(i) The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project. All such pending compliances after coming into for che Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.</li> <li>(iv) The promoter is directed to clear the tile of the project land from any litigations before the offer of possession and if due to the above litigation,</li> </ul>	(xvii)	payment plan and time for handing over of possession of unit after obtaining
<ul> <li>time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.</li> <li>(xx) The promoter shall complete the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.</li> <li>(xii) The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(1)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.</li> <li>(xxii) The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(i) The promoter shall submit the approved revised service plans and estimates from DTCP within three months from the date of grant of registration.</li> <li>(iii) The promoter shall comply with the requirement of section 4(2)(1)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.</li> <li>(iv) The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation,</li> </ul>	(xviii)	cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale as prescribed with such person and register
<ul> <li>the quarterly up-to-date status of the project for each quarter.</li> <li>(xii) The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.</li> <li>(xxii) The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(i) The promoter shall submit the approved revised service plans and estimates from DTCP within three months from the date of grant of registration.</li> <li>(iii) The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.</li> <li>(iv) The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation,</li> </ul>	(xix)	time, from the competent authorities. Any failure in this regard will invite
<ul> <li>completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.</li> <li>(xxii) The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(i) The promoter shall submit the approved revised service plans and estimates from DTCP within three months from the date of grant of registration.</li> <li>(iii) The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.</li> <li>(iv) The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation,</li> </ul>	(xx)	The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
<ul> <li>various provisions of the Real Estate (Regulation &amp; Development) Act, 2016 and rules and regulations made thereunder.</li> <li>(G) COMPLIANCES TO BE MADE BY THE PROMOTER</li> <li>(i) The promoter shall submit the approved revised service plans and estimates from DTCP within three months from the date of grant of registration.</li> <li>(iii) The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.</li> <li>(iv) The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation,</li> </ul>	(xxi)	completion period declared under section 4(2)(1)(C) of the Act, 2016 and any
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	(iv)	litigations before the offer of possession and if due to the above litigation,

him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.

3. If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.

Dated : 30.07.2024 Place : Gurugram



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Arun Kumar, IAS (Retd.) (Arun Kumar), Authority Chairman Haryama Real Estate Regulatory FAuthority, Gurugnany

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