HARERA
GURUGRAM

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	**GGM/478/210/2021/46 dated 27.07.2021**
Name of promoter	**M/s Sternal Buildcon Pvt. Ltd.**
Name of project	**Signature Global City 81 (1)**
Location of project	**Sector- 81, Gurugram**
Suo motu complaint no.	**RERA-GRG-4477-2022**
Date of decision	**05.01.2026**

ORDER

1. Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Sternal Buildcon Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gururam with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/478/210/2021/46
2.	Date of Registration	27.07.2021
3.	Date of expiry of validity of registration	28.02.2024 (Permitted to continue registration up to 26.02.2026)
4.	Name of promoter	M/s Sternal Buildcon Pvt. Ltd.
5.	Name of project	Signature Global City 81 (1)
6.	Area of project	9.12 acres
7.	Nature of project	Residential Floors
8.	Location of project	Sector- 81, Gurugram

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit the approval letter of change of developer within 3 months' time from the grant of registration	25.10.2021	04.08.2021	Within time
The promoter shall submit the approved BR-III of commercial i.e., 0.480 acres within 3 months' time from the grant of registration	25.10.2021	09.09.2021	Within time
The promoter shall submit the fire scheme approval of commercial area within 3 months' time from the grant of registration	25.10.2021	12.11.2021	Delay of 18 days
The promoter shall submit the environmental clearance within 3	25.10.2021	12.11.2021	Delay of 18 days

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months' time from the grant of registration			
The promoter shall submit the service plans and estimates within 3 months' time from the grant of registration	25.10.2021	14.11.20255	Delay of 20 days

3. It is noted that no security amount was required to be deposited by the promoter at the time of registration of the project.
4. Upon non submission of the above approval within the stipulated timeline mentioned in the registration certificate, the Authority issued a show cause notice dated 15.06.2022 for revocation of registration certificate with an opportunity of hearing on 01.07.2022 (Case no. RERA-GRG-4477-2022).
5. The promoter was further called upon to show cause as to why a penalty of Rs. 10,000/- under Section 63 of the Act of 2016 for every day during which the default continues, which may cumulatively extend up to five percent of the estimates cost of real estate project shall not be imposed on the promoter.
6. The promoter submitted the above approvals in the Authority vide Dak ID dated 21.11.2022
7. Since the promoter has now complied with the condition mentioned in the registration certificate although with a delay, and at this stage, the revocation of registration does not seem justified, therefore, the case is filed.

Secretary,
For and on behalf of: Haryana Real Estate Regulatory Authority, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram