



New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project  
Promoter

Signature Global City 81 (2)  
M/s Signature Global (India) Pvt. Ltd.

PROJECT HEARING BRIEF			
SNo.	Particulars	Details	
1.	Name of the project	Signature Global City 81(2)	
2.	Name of the promotor	M/s Sternal Buildcon Pvt. Ltd.	
3.	Nature of the project	Residential Independent Floors	
4.	Location of the project	Revenue estates of Village Nakhdola, Sector 81, Gurugram	
5.	Legal capacity to act as a promoter	Change of Developer	
6.	Name of the license holder	Logical developers Pvt. Ltd., Pulse Estate Pvt. Ltd. Tocsin Builders Pvt. Ltd., Monga Properties Pvt. Ltd., Gyan lyoti Estates Pvt Ltd.	
7.	Name of the collaborator	M/s Emaar India Ltd.	
8.	Whether registration applied for whole	Whole	
9.	Date of completion of project as per REP-II	28.02.2026	
10.	License no.	07 of 2021	Valid up to 04.03.2026
11.	Total licensed area	11.9778 Acres	Area to be registered 2.858 Acres
12.	Statutory approvals either applied for or obtained prior to registration		
	S.No.	Particulars	Validity up to
	i)	License Approval	05.03.2021 0403.2026
	ii)	Zoning Plan Approval	20.04.2021
	iii)	Layout plan Approval	05.03.2021
	iv)	Environmental Clearance	Applied on 03.03.2021
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	17.06.2021
13.	File Status	Date	

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**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 अर्हत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	<b>Project received on</b>	23.08.2022
	<b>First notice sent on</b>	08.09.2022
	<b>Case history-</b>	<p>The promoter i.e. M/s Sternal Buildcon Pvt. Ltd. has applied on dated 23.08.2022 for registration of their independent residential floors "Signature Global City 81 (2)" over an affordable plotted colony under DDJAY namely already registered under the name "Signature Global City 81" located at the revenue estate of village Nakhdola, Sector- 81, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>This application is for project land admeasuring an area of 2.858 acres for which the license vide no. 07 of 2021 dated 05.03.2021 valid upto 04.03.2026 for total area admeasuring 11.9778 acres has been issued by DTCP in favour of Logical developers Pvt. Ltd., Pulse Estate Pvt. Ltd. Tocsin Builders Pvt. Ltd., Monga Properties Pvt. Ltd., Gyan lyoti Estates Pvt Ltd. in collaboration with M/s Emaar India Ltd. and later M/s Sternal Buildcon Pvt. Ltd. obtained the change of developer in its favour.</p> <p>The current application pertains to 104 frozen residential plots comprising of total 416 residential floors being developed by M/s Sternal Buildcon Pvt. Ltd.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter. No reply has been submitted by the promoter yet.</p>
14.	<b>Deficit documents</b>	<ol style="list-style-type: none"> <li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents mentioned above need to be provided in size less than 5 mb for uploading in the form. Quarterly schedule of estimated expenditure needs to be corrected</li> <li>2. Corrections marked on detailed project information needs to be done.</li> </ol> <p><b>Folder A</b>  <b>Land and license related documents</b></p> <ol style="list-style-type: none"> <li>3. Copy of final order of change of developer needs to be submitted.</li> <li>4. Mutations, Jamabandi and Aks shijra duly certified by revenue officer not more than six months prior to the date of application needs to be submitted.</li> </ol> <p><b>Statutory approvals</b></p> <ol style="list-style-type: none"> <li>5. Environmental clearance needs to be submitted.</li> </ol>

6. Building plan approval letter (BR-III) for all the plots/ apartments under consideration need to be submitted.
7. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.
8. Electrical load availability connection needs to be submitted.

#### **Folder C**

##### **Various plans to be annexed**

9. Approved building plans for plots M1 to M24, C1- C18, B13, B15, B17, B19, B21 AND B23 need to be submitted.
10. Approved/ applied copies of all service plans along with the booklet of estimates need to be submitted.
11. PERT chart/ project progress chart needs to be submitted.
12. Approved/ applied fire scheme plans for the colony needs to be submitted.

#### **Folder D**

##### **Financial documents**


13. CA certificate for financial and inventory detail needs to be submitted.
14. CA certificate for cost incurred up to the date of application for registration needs to be submitted.
15. Affidavit of promoter keeping in view section 4(2)(I)(D) of the Act, 2016 regarding arrangement with the bank of master account need to be submitted.
16. Bank undertaking needs to be submitted.
17. KYC of the person authorized to operate bank account and director needs to be provided.
18. Copy of board resolution for authorizing bank a/c operation need to be submitted.


##### **Allottee related draft documents**

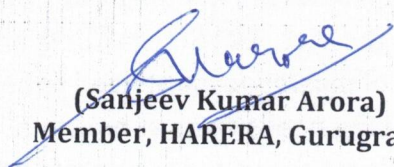
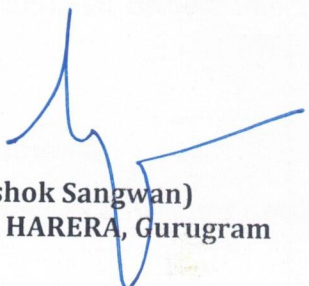
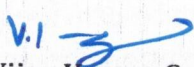

19. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.



		20. Draft brochure and advertisement documents of the project need to be submitted. <b>Clarifications sought</b> 1. Cost of the land needs to be clarified according to the area applied for the registration. 2. Financial resources of the project need to be clarified.
--	--	---

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Monday and 12.09.2022			
Proceeding recorded by	Sh. Ram Niwas			
<b>REPRESENTED THROUGH</b>				
Sr. no.	Name	Designation	Mobile No.	E-mail
1.	Sh. Anurag Srivastav	AR		
<b>PROCEEDINGS OF THE DAY</b>				
Proceedings dated 12.09.2022				
Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.				
Sh. Anurag Srivastav is present on the behalf of the promoter. AR of the promoter requested for adjournment in the matter as the promoter may take 2 weeks' time to rectify the defects in the application and to submit deficit documents.				
The matter to come up on 27.09.2022.				
 (Sanjeev Kumar Arora) Member, HARERA, Gurugram		 (Ashok Sangwan) Member, HARERA, Gurugram		
 (Vijay Kumar Goyal) Member, HARERA, Gurugram		 (Dr. K.K. Khandelwal) Chairman, HARERA, Gurugram		