

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 promoter	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.	Status of project	New	
9.	Whether registration applied for whole/ phase	Whole	
10.	Temp ID	RERA-GRG-PROJ-1137-2022	
11.	License no.	07 of 2021	Valid up to 04.03.2026
12.	Total licensed area	11.9778 Acres	Area to be registered 2.858Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	28.02.2026	
14.	QPR compliance	Not pending	
15.	4(2)(I)(D) compliance	Not pending	
16.	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

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**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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्याक 16



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	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not approved
	viii)	Electricity load availability connection	17.06.2021
17.	Fee details		
	Registration fee	11562.187 * 2.64 * 2.64 * 10 = Rs. 8,05,838/-	
	Processing Fee	11562.187 * 2.64 * 10 = Rs. 3,05,242/-	
	Late fee	Nil	
	Total fee	Rs. 11,11,080/-	
18.	DD amount	8,05,838/- 3,05,242/-	
	DD no. and date	861947 dated 19.08.2022 861944 dated 19.08.2022	
	Name of the bank issuing	IndusInd Bank	
	Deficient amount	Nil	
19.	File Status	Date	
	Project received on	23.08.2022	
	First notice sent on	08.09.2022	
	First hearing on	27.09.2022	
	First reply submitted on	03.10.2022	
20.	Status of documents	1. Approved building plans for plots M1 to M24, C1- C18, B13, B15, B17, B19, B21 and B23 need to be submitted. <b>Status: remaining plots M1- M24.</b>	

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2. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted.  
**Status: Submitted**
3. Draft brochure and advertisement documents of the project need to be submitted.  
**Status: Submitted**
4. PERT chart/ project progress chart needs to be submitted.  
**Status: Submitted**
5. Copy of final order of change of developer needs to be submitted.  
**Status: Submitted**
6. Approved building plans for plots M1 to M22 need to be submitted.  
**Status: Submitted**
7. 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.  
**Status: Submitted**
8. Environmental clearance needs to be submitted.  
**Status: Submitted**
9. Building plan approval letter (BR-III) for all the plots/ apartments under consideration need to be submitted.  
**Status: Submitted**
10. Electrical load availability connection needs to be submitted.
11. 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.  
**Status: Submitted**
12. Bank undertaking needs to be submitted.  
**Status: Submitted**

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		<p>13. KYC of the person authorized to operate bank account and director needs to be provided. <b>Status: Submitted</b></p> <p>14. Copy of board resolution for authorizing bank a/c operation need to be submitted. <b>Status: Submitted</b></p> <p>15. CA certificate for cost incurred up to the date of application for registration needs to be submitted. <b>Status: Submitted</b></p>
21.	<b>Deficit documents</b>	<p>1. Hard copies of corrected online DPI and REP-1 need to be submitted.</p> <p>2. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted.</p> <p><b>Status: The promoter has submitted a guarantee amount of Rs. 25 lacs through DD no. 565104 dated 30.09.2022 of Yes bank for submission of the approved service plans and estimates in the Authority within three months from the date of grant of registration. This guarantee amount shall be forfeited in the favor of the Authority in case the Promoter fails to submit the approval within stipulated time.</b></p>
<p><b>Case history-</b></p> <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 2.7899 acres (considered out of 2.857 acres applied by the promoter) 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</p>		

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India Ltd. and later M/s Sternal Buildcon Pvt. Ltd. obtained the change of developer in its favour.

The current application pertains to 102 frozen residential plots comprising of total 408 residential floors being developed by M/s Sternal Buildcon Pvt. Ltd.

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.

#### **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.

#### **Proceedings dated 27.09.2022**

Ar. Neeraj Gautam (Associate Architectural Executive) briefed about the facts of the project and following major deficiencies have pointed out i.e. (1). Final approval of change of developer. (2). Mutation, Jamabandi and Aks-shajra (3). Environmental Clearance. (4). Building Plan approval (5). Service plan and estimates. (6). 15 other deficiencies. The matter is adjourned for 11.10.2022.

#### **Proceedings dated 27.09.2022**

The major deficiencies are Final approval of change of developer, Mutation, Jamabandi and Aks-shajra, Environmental Clearance, Building Plan approval, Service plan and estimates. 15 other deficiencies. The promoter is further advised to rectify the deficiencies and submit the deficient document apart from filing information in REP-I A to H format and detailed project information. Matter to come up on 26.10.2022.

An application was received from the promoter vise central dak ID 98188/ 42598 dated 14.10.2022 for preponement of hearing scheduled to be held on 26.10.2022. The request of the promoter is considered, and the hearing is fixed for 17.10.2022.

The promoter has submitted all the requisite documents for grant of registration of the project except submission of approved service plans and estimates. The promoter has submitted a DD amounting to Rs. 25 lakh as a guarantee on account of submission of approved service plans and estimates. In case

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the promoter fails to submit the above approval within stipulated time then the DD amount will be forfeited. Therefore, recommended for grant of registration.

*Asha*  
(Asha)

Chartered Accountant

*Neeraj*  
21/10

(Ar. Neeraj Gautam)

Associate Architectural Executive

<b>Day and Date of hearing</b>	Monday and 17.10.2022
<b>Proceeding recorded by</b>	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated 17.10.2022

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed the facts about the case.

Sh. Anurag Srivastava (GM), Sh. Sharad Goyal (Manager) and Sh. Prabhjot Singh (Executive) is present on behalf of the promoter. The project was registered vide registration no. GGM/477/209/2021/45 dated 27.07.2021 in which the following conditions were imposed:

1. Submission of approved service plans and estimates within 90 days.
2. Final approval regarding change of developer.

The final approval regarding change of developer was issued by DTCP vide their no. LC-4222-JE(DS)/2021/1883 dated 04.08.2021. However, service plans and estimates have not been approved so far even after lapse of nearly 1 year and 2 months. Neither the proof of having submitted the requisite BG to DTCP in respect of service plans and estimates have been produced.

Office should have brought these facts in the brief presented before the Authority which is a serious lapse. Secretary is requested to issue office orders that all concerned planning/engineering executives shall submit the status of compliance in such cases.

A show cause notice in this regard may be issued to the promoter regarding failure to comply with the registration conditions within the prescribed period.

The matter to come up on 27.10.2022.

*Sanjeev Arora*  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA, Gurugram

*Vijay Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*  
(Dr. K.K. Khandelwal)  
Chairman, HARERA, Gurugram

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