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HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM
हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम, हरियाणा

Project Signature Global City 81
Promoter M/s Sternal Buildcon Pvt. Ltd.

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6 OF THE ACT, 2016					
SNo.	**Particulars**	**Details**			
1.	**Name of the project**	Signature Global City 81			
2.	**Name of the promotor**	M/s Sternal Buildcon Pvt. Ltd. (Change of developer)			
3.	**Nature of the project**	Residential Plotted Colony under DDJAY			
4.	**Location of the project**	Sector- 81, Gurugram			
5.	**Legal capacity to act as a promoter**	Change of developer			
6.	**Name of the license holder**	M/s Logical Developers Pvt. Ltd. M/s Pulse Estate Pvt. Ltd. M/s Tocsin Builders Pvt. Ltd. M/s Monga Properties Pvt. Ltd., M/s Gyan Jyoti Estates Pvt. Ltd.			
7.	**Whether registration applied for whole**	Whole			
8.	**Phase no.**	N/A			
9.	**Online application ID**	RERA-GRG-1378-2023			
10.	**License no.**	07 of 2021 dated 05.03.2021			Valid up to 04.03.2026
11.	**Total licensed area**	11.9778 Acres	**Area registered**		11.9778 Acres
12.	**RERA Registration No.**	45 of 2021 dated 27.07.2021 and valid up to 30.06.2023			
13.	**Project completion date as declared u/s 4(2)(l)(c)**	REP-II needs to be submitted			
14.	**QPR compliance**	Submitted			
15.	**4(2)(l)(D) compliance**	Submitted			
16.	**Statutory approvals either applied for or obtained prior to registration**				
	S.No	**Particulars**	**Date of approval**		**Validity up to**
	i)	**License Approval**	05.03.2021		04.03.2026
	ii)	**Zoning Plan Approval**	20.04.2021		

	iii)	Layout plan Approval	05.03.2021
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	14.11.2022
	viii)	Electricity load availability connection	17.06.2021
17.	Fee details		
	Registration fee		(46533.38 x 10) + (1938.891 x 20) =₹ 5,04,112/-
	Processing fee at the time of registration		48472.271 x 10 =₹ 4,84,723/-
	Extension fee		₹ 2,52,056/-
	Processing Fee at the time of extension		48472.271 x 10 =₹ 4,84,723/-
	Late fee		100 % of extension fee = ₹ 2,52,056/-
	Total fee		Rs. 19,77,670/-
18.	Amount submitted at the time of registration		Rs. 4,84,742/- Rs. 5,52,772/-
	RTGS no. and date for registration		YESBR52021062281836217 dated 22.06.2021 YESBR52021062281835821 dated 20.06.2021
	Name of the bank issuing		Yes Bank
	Amount submitted for extension		Rs. 77,398/- Rs. 4,84,723/- Rs. 2,52,056/-
	RTGS no. and date for extension		INDBN03057886392 dated 03.05.2023 INDBR32023050300872052 dated 03.05.2023 INDBR32023050300872046 dated 03.05.2023
	Name of issuing bank		IndusInd Bank
	Total fee paid		Rs. 18,51,691/-
	Deficient amount		Rs. 1,25,979/-
19.	File Status		Date

	Project received on	04.05.2023
	Notice dispatched on	23.05.2023
20.	**Case history-** The promoter i.e., M/s Sternal Buildcon Pvt. Ltd. has applied on dated 04.05.2023 for extension of their affordable residential plotted colony under DDJAY namely "Signature Global City 81" in sector-81, Gurugram. The project was registered by the Authority vide RC No. RC/REP/HARERA/GGM/477/209/2021/45 dated 27.07.2021 and valid up to 30.06.2023 for the license no. 07 of 2021 dated 05.03.2021 for an area measuring 11.9778 acres. The promoter has now applied for the extension of the project u/s 6 of Act of 2016. On scrutiny of the application, it was found that there were deficiencies in the application and an opportunity of hearing is provided on 29.05.2023.	
21.	**Present compliance status as on 29.05.2023 of deficient documents as conveyed in deficiency notice**	1. Correction in online DPI needs to be done. **Status: Not done** 2. Deficit fee of Rs. 1,25,979/- needs to be paid. **Status: Not paid** 3. Original registration certificate of the project needs to be submitted. **Status: Not submitted** 4. REP-II needs to be submitted. **Status: Not submitted** 5. Project report along with the photos of the current project depicting the status of development on the site needs to be submitted. **Status: Not submitted** 6. PERT chart specifying the date of completion of the project needs to be submitted. **Status: Not submitted** 7. Loan sanction letter, disbursement and repayment schedule needs to be provided **Status: Not submitted** 8. Sale deed needs to be provided. **Status: Not submitted** 9. Quarterly schedule of estimated expenditure needs to be provided. **Status: Not submitted** 10. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. **Status: Not submitted** 11. Cash flow statement need to be provided. **Status: Not submitted** 12. CHG form needs to be provided. **Status: Not submitted** 13. CA certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Not submitted**

		14. Updated CA certificate for non-default within a six month from the date of application needs to be provided. **Status: Not submitted** 15. Bank undertaking needs to be revised as per branch address in board resolution regarding closure of bank account maintained with IndusInd bank limited. **Status: Not submitted** 16. Copy of paid challan of EDC and IDC needs to be provided. **Status: Not submitted** 17. Others and others in loan & advances in financial resources needs to be clarified. **Status: Not submitted** 18. Document regarding the relation with the Signature Global needs to be provided. **Status: Not submitted** 19. Land cost needs to be clarified according to area apply for extension of registration. **Status: Not clarified**
22.	**Remarks**	No reply has been submitted in the Authority yet

(Asha)
Chartered Accountant

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 29.05.2023
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 29.05.2023

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh.Vedant Batra, Company Secretary, is present on the behalf of the promoter.

The promoter has requested to two weeks' time to submit reply to the remaining deficiencies.

Matter to come up on 19.6.2023.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA