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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.<br>M/s Pulse Estate Pvt. Ltd.<br>M/s Tocsin Builders Pvt. Ltd.<br>M/s Monga Properties Pvt. Ltd.,<br>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)** | 29.06.2024 | | |
| 14. | **QPR compliance** | Submitted | | |
| 15. | **4(2)(l)(D) compliance** | Submitted | | |
| 16. | **RC compliance** | Change of developer within 90 days - Submitted<br>Approval of service plans and estimates within 90 days- Submitted | | |
| 17. | **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 | |

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| 18. | Fee details | |
| | Registration fee | (46533.38 x 10) + (1938.891 x 20)<br>=₹ 5,04,112/- |
| | Processing fee at the time of registration | 48472.271 x 10<br>=₹ 4,84,723/- |
| | Extension fee | ₹ 2,52,056/- |
| | Processing Fee at the time of extension | 48472.271 x 10<br>=₹ 4,84,723/- |
| | Late fee | 100 % of extension fee<br>= ₹ 2,52,056/- |
| | Total fee | Rs. 19,77,670/- |
| 19. | Amount submitted at the time of registration | Rs. 4,84,742/-<br>Rs. 5,52,772/- |
| | RTGS no. and date for registration | YESBR52021062281836217 dated 22.06.2021<br>YESBR52021062281835821 dated 20.06.2021 |
| | Name of the bank issuing | Yes Bank |
| | Amount submitted for extension | Rs. 77,398/-<br>Rs. 4,84,723/-<br>Rs. 2,52,056/- |
| | RTGS no. and date for extension | INDBN03057886392 dated 03.05.2023<br>INDBR32023050300872052 dated 03.05.2023<br>INDBR32023050300872046 dated 03.05.2023 |

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| | **Name of issuing bank** | IndusInd Bank |
| | **Total fee paid** | Rs. 18,51,691/- |
| | **Deficient amount** | Rs. 1,25,979/- |
| **20.** | **File Status** | **Date** |
| | **Project received on** | 04.05.2023 |
| | **Notice dispatched on** | 23.05.2023 |
| | **First hearing on** | 29.05.2023 |
| | **First reply submitted on** | 15.06.2023 |
| **21.** | **Case history-**<br>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.<br>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.<br>The promoter has now applied for the extension of the project u/s 6 of Act of 2016.<br>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.<br><u>Proceedings dated 29.05.2023</u><br>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 19.06.2023. | |
| **22.** | **Present compliance status as on 19.06.2023 of deficient documents as observed on 29.05.2023** | 1. Correction in online DPI needs to be done.<br>**Status: Not done**<br>2. Deficit fee of Rs. 1,25,979/- needs to be paid.<br>**Status: Not paid**<br>3. Original registration certificate of the project needs to be submitted.<br>**Status: Submitted**<br>4. REP-II needs to be submitted.<br>**Status: Submitted**<br>5. Project report along with the photos of the current project depicting the status of development on the site needs to be submitted.<br>**Status: Submitted**<br>6. PERT chart specifying the date of completion of the project needs to be submitted.<br>**Status: Submitted** |

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| | | 7. Loan sanction letter, disbursement and repayment schedule needs to be provided<br>**Status: Submitted**<br>8. Sale deed needs to be provided.<br>**Status: JDA and POA submitted**<br>9. Quarterly schedule of estimated expenditure needs to be provided.<br>**Status: Submitted**<br>10. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.<br>**Status: Submitted. However, the final approval of change of bank account is still awaited.**<br>11. Cash flow statement need to be provided.<br>**Status: Submitted**<br>12. CHG form needs to be provided.<br>**Status: Submitted**<br>13. CA certificate for expenditure incurred and to be incurred needs to be submitted.<br>**Status: Submitted**<br>14. Updated CA certificate for non-default within a six month from the date of application needs to be provided.<br>**Status: Submitted**<br>15. Bank undertaking needs to be revised as per branch address in board resolution regarding closure of bank account maintained with IndusInd bank limited.<br>**Status: Submitted. However, the final approval of change of bank account is still awaited.**<br>16. Copy of paid challan of EDC and IDC needs to be provided.<br>**Status: Submitted**<br>17. Others and others in loan & advances in financial resources needs to be clarified.<br>**Status: Submitted**<br>18. Document regarding the relation with the Signature Global needs to be provided.<br>**Status: Submitted**<br>19. Land cost needs to be clarified according to area apply for extension of registration.<br>**Status: Clarified** |
| **23.** | **Remarks** | 1. Correction in online DPI needs to be done.<br>**Status: Not done**<br>2. Deficit fee of Rs. 1,25,979/- needs to be paid.<br>**Status: Not paid**<br>3. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. |

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

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| | | **Status: Submitted. However, the final approval of change of bank account is still awaited.**<br>4. Bank undertaking needs to be revised as per branch address in board resolution regarding closure of bank account maintained with IndusInd bank limited.<br>**Status: Submitted. However, the final approval of change of bank account is still awaited.** |

The AR of the promoter states that the deficit fee of Rs. 1,25,979/- has been deposited vide UTR INDBN16064637574, dated 16.06.2023. The Authority may consider for approval of extension of registration after grant of final approval of change of Bank Account.

**(Asha)**
**Chartered Accountant**

**(Ar. Neeraj Gautam)**
**Associate Architectural Executive**

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| **Day and Date of hearing** | Monday and 19.06.2023 |
| **Proceeding recorded by** | Sh. Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated 19.06.2023

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

Sh. Anurag Srivastava (Manager) and Sh. Vedant Batra (AR) are present on behalf of the promoter.
Approved as proposed.

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

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