

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 Nakhola, 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 2.7899Acres
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.	Compliance of conditions of RC	Approved service plans and estimates need to be submitted. All other conditions are complied with.	
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
	ii)	Zoning Plan Approval	20.04.2021
	iii)	Layout plan Approval	05.03.2021
	iv)	Environmental Clearance	Applied on 03.03.2021

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्हत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





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	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
18.	<b>Fee details</b>		
		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/-
19.		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
20.		<b>File Status</b>	<b>Date</b>
		Project received on	23.08.2022
		First notice sent on	08.09.2022
		First hearing on	12.09.2022
		Second hearing on	27.09.2022
		First reply submitted on	03.10.2022
		Third hearing on	11.10.2022

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	<b>Fourth hearing on</b>	17.10.2022
	<b>Fifth hearing on</b>	26.10.2022
	<b>Second reply submitted on</b>	21.10.2022
<b>21.</b>	<b>Status of documents</b>	<ol style="list-style-type: none"> <li>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></li> <li>2. Draft application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. <b>Status: Submitted</b></li> <li>3. Draft brochure and advertisement documents of the project need to be submitted. <b>Status: Submitted</b></li> <li>4. PERT chart/ project progress chart needs to be submitted. <b>Status: Submitted</b></li> <li>5. Copy of final order of change of developer needs to be submitted. <b>Status: Submitted</b></li> <li>6. Approved building plans for plots M1 to M22 need to be submitted. <b>Status: Submitted</b></li> <li>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. <b>Status: Submitted</b></li> <li>8. Environmental clearance needs to be submitted. <b>Status: Submitted</b></li> <li>9. Building plan approval letter (BR-III) for all the plots/ apartments under consideration need to be submitted. <b>Status: Submitted</b></li> </ol>

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		<p>10. Electrical load availability connection needs to be submitted.</p> <p>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. <b>Status: Submitted</b></p> <p>12. Bank undertaking needs to be submitted. <b>Status: Submitted</b></p> <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> <p>16. Bank guarantee no. OGT0005220072465 dated 20.10.2022 of IndusInd bank submitted in DTCP for service plan and estimates approval and the copy of same is submitted in the Authority.</p>
22.	<b>Deficit documents</b>	<p>1. Hard copies of corrected online DPI and REP-1 need to be submitted.</p> <p>2. De freeze order regarding frozen plots from DTCP.</p> <p>3. Copy of approved service estimates and plans along with sanction letter from DTCP, Haryana needs to be submitted. <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</b></p>

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		<p><b>the Promoter fails to submit the approval within stipulated time.</b></p>
<p><b>23.</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 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 102 frozen residential plots comprising of total 408 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> <p><b>Proceedings dated 12.09.2022</b></p> <p>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.</p> <p>The matter to come up on 27.09.2022.</p> <p><b>Proceedings dated 27.09.2022</b></p> <p>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.</p> <p><b>Proceedings dated 11.10.2022</b></p> <p>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</p>

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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 vide 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.

**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.

**24.** It is submitted that the show cause notice regarding the non-compliance of conditions of registration certificate has already been issued to the promoter vide no. RC/REP/HARERA/GGM/477/209/2021/45 dated 15.06.2022 and the matter is being taken up separately under the suo-motu complaint reference no. RERA-GRG-4476-2022.

The promoter has submitted the bank guarantee no. OGT0005220072465 dated 20.10.2022 of IndusInd bank in DTCP for service plan and estimates approval and the copy of same is submitted in the Authority.

Accordingly, the project is recommended for the grant of registration subject to the submission of hard bound copies of online DPI and REP-I (Part A-H) in the Authority within one week, final order of defreeze from the DTCP within one month and submission of approved service plans and estimates in the Authority within three months from the date of grant of registration. The

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bank guarantee of Rs. 25 lacs submitted through DD no. 565104 dated 30.09.2022 of Yes bank shall be forfeited in the favour of Authority in case the promoter fails to submit the approved service plans and estimates in the Authority within the stipulated time.

  
(Asha)  
Chartered Accountant

  
(Ar. Neeraj Gautam)  
Associate Architectural Executive

Day and Date of hearing	Thursday and 27.10.2022
Proceeding recorded by	Sh. Ram Niwas

**PROCEEDINGS OF THE DAY**

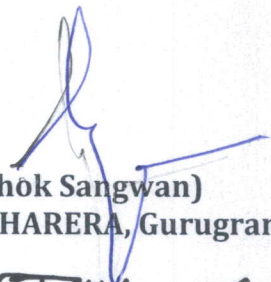
Proceedings dated 27.10.2022

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


Sh. Anurag Srivastava (GM) is present on behalf of the promoter.

Approved as recommended above.

  
(Sanjeev Kumar Arora)  
Member, HARERA, Gurugram

  
(Ashok Sangwan)  
Member, HARERA, Gurugram

  
(Vijay Kumar Goyal)  
Member, HARERA, Gurugram

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

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