Project Name- Signature Global City 81-1
Temp-ID-1495-2023

PROJECT HEARING BRIEF FOR EXTENSION OF REGSITRTAION U/S 6 OF THE ACT, 2016		
S No.	**Particulars**	**Details**
1.	Name of the project	Signature Global Park-81(1)
2.	Name of the promotor	M/s Sternal Buildcon Private Limited
3.	Nature of the project	Independent Residential Floors
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. and others
7.	Name of the collaborator	M/s Emaar MGF Land Limited
8.	Whether registration applied for whole/Phase	Phase
9.	Status	Ongoing
10.	Online Application ID	RERA-GRG-1495-2023
11.	Project Completion Date as declared u/s 4(2)(L)(C)	28.02.2024
12.	QPR Compliance (If applicable)	Submitted
13.	4(2)(L)(D) Compliance (If applicable)	Submitted
14.	Status of change of bank account	Approval of bank account Change obtained on
15.	RC Compliances -	1. Environmental Clearance- Submitted on 12.11.2022(Due date was 25.10.2021 which delay by 19 days) 2.Fire Scheme Approval-Submitted on 12.11.2021(Due date was 25.10.2021 which delay by 19 days) 3. Service plans and estimates – Submitted on 14.11.2022(Due date was 25.10.2021 which delay by 386 days) 4. COD- Submitted on 04.08.2021(Due date was 25.10.2021) 5. BR-III of commercial area- Submitted on 09.09.2021 (Due date was 25.10.2021)
16.	4(2)(l)(C) compliance	N/A

17.	**Details of proceedings pending against the project**	RERA-GRG-4447-2022- SCN for RC compliance RERA-GRG-3664-2022 - SCN for QPR compliance		
18.	**Date of completion of project as per REP-II**	28.02.2024		
19.	**License no.**	07 of 2021 dated 05.03.2021		Valid up to 04.03.2026
20.	**Total licensed area**	11.9778 Acres	**Area to be registered**	9.1028 Acres
21.	**RERA Registration Number**	46 of 2021 dated 27.07.2021		28.02.2024
22.	**Extension applied upto**	27.02.2025		
23.	**Fee Calculation**	Registration fee: - Res- 11391.744*2.64*2.64*10=₹7,93,959/- Com-1942.480*1.5*1.5*20= ₹87,412/- Total=₹8,81,371/- Processing fee at the time of registration: - 32987.924*10=₹3,29,879/- Extension Fee: - ₹4,40,686/- Processing fee at the time of extension: - 32987.924*10=₹3,29,879/- **Total fee: -** ₹19,81,815/-		
24.	**RTGS amount submitted at the time of registration**	1. ₹3,00,743/- 2. ₹7,93,959/- Total- ₹7,70,429/-		
25.	**RTGS no. and date for registration**	1. YESBR52021070582160076 dated 05.07.2021 2. YESBR52021070582159606 dated 05.07.2021		
3.	**Name of the bank issuing**	Yes Bank		
4.	**RTGS Amount submitted for extension**	₹7,70,429/-		
5.	**RTGS no. and date for extension**	1.INDBR32023112200380968 dated 22.11.2023 2.INDBR32023112200380966 dated 22.11.2023		
6.	**Name of the bank issuing**	Induslnd Bank		
7.	**Total fee paid**	₹18,65,131/-		
8.	**Deficient amount**	₹1,16,684/-		
9.	**Statutory approvals either applied for or obtained prior to registration**			

S.No.	**Particulars**	**Date of approval**	**Validity up to**
i)	**License**	07 of 2021 dated 05.03.2021	04.03.2026
iii)	**Building plan Approval**	Email dated 25.09.2022	24.09.2024
iv)	**Environmental Clearance**	SEIAA/HR/2021/438 dated 12.11.2021	11.11.2031

	v)	**Airport height clearance**	N/A
	vi)	**Fire Scheme approval**	FS/2021/115 dated 12.11.2021
	vii)	**Service plan and estimate approval**	LC-4222/JE(SB)/2022/34149 dated 14.11.2022
20.	**File Status**		**Date**
	Project received on		23.11.2023
	1st hearing on		11.12.2023
	Case History: An application regarding extension of registration of Residential independent floors namely "Signature Global City 81-1" situated at Sector-81, Gurugram, Haryana being developed by M/s Sternal Buildcon Private Limited was submitted on 23.11.2023 under section 6 of Real Estate (Regulation and Development), Act 2016. The license no 07 of 2021 dated 05.03.2021 was granted by DTCP for development of DDJAY plotted colony measuring an area of 11.9778 acres in Sector-81, in favor of M/s Logical Developers Pvt. Ltd. and others in collaboration with M/s Emaar MGF Land Limited. Further, the promoter M/s Sternal Buildcon Private Limited has obtained change of developer vide order dated 04.08.2021. The Authority granted registration certificate bearing no. 46 of 2021 dated 27.07.2021 and valid up to 28.02.2024 to M/s Sternal Buildcon Private Limited for the development of residential floors over an area 9.108 acres. On scrutiny of the application, the deficiencies were observed and conveyed to the promoter.		
21.	**Present compliance status as on 11.12.2023**		1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹1,16,684/-need to be submitted. 4. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats/shops need to be provided. 6. Copy of Site photographs for the physical status of construction need to be provided. 7. PERT Chart specifying date of completion needs to be submitted. 8. Project report need to be provided. 9. REP-II needs to be provided. 10. Copy of executed BBA and allotment letter needs to be submitted. 11. Supporting documents for reasons for delay of the project needs to be submitted.

		12. Copy of DD submitted at the time of registration needs to be provided. 13. Loan sanction letter, disbursement and repayment schedule needs to be provided. 14. Cost of plots needs to be clarified. 15. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 16. CHG form needs to be provided. 17. CA certificate for expenditure incurred and to be incurred needs to be submitted. 18. Document regarding the relation with the Signature Global needs to be provided.
22.	**Remarks**	1. Correction in REP-V form needs to be provided. 2. Corrections in online DPI needs to be done. 3. Deficit fee ₹1,16,684/-need to be submitted. 4. Booking list of flats sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat no./shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. 5. Details of unsold flats/shops need to be provided. 6. Copy of Site photographs for the physical status of construction need to be provided. 7. PERT Chart specifying date of completion needs to be submitted. 8. Project report need to be provided. 9. REP-II needs to be provided. 10. Copy of executed BBA and allotment letter needs to be submitted. 11. Supporting documents for reasons for delay of the project needs to be submitted. 12. Copy of DD submitted at the time of registration needs to be provided. 13. Loan sanction letter, disbursement and repayment schedule needs to be provided. 14. Cost of plots needs to be clarified. 15. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 16. CHG form needs to be provided.

		17. CA certificate for expenditure incurred and to be incurred needs to be submitted. 18. Document regarding the relation with the Signature Global needs to be provided.
(Asha) Chartered Accountant		(Prachi Singh) Planning Executive
Day and Date of hearing		Monday and 11.12.2023
Proceeding recorded by		Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 11.12.2023

Ms. Prachi Singh Planning Executive briefed about the facts of the project.
The application submitted by the promoter has been scrutinized by the concerned official, but the deficiency notice has not been dispatched till date. Therefore, in view of the same the matter is adjourned, and the concerned official is directed to dispatch the notice. The next date of hearing will be conveyed after submission of reply of deficiencies. Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for extension of registration of project may not be rejected following the due procedure under the Act of 2016.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar Gupta)
Chairman, HARERA