The Millennia-3
RERA-GRG-1760-2024

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details		
1.	**Name of the project**	The Millennia-3		
2.	**Name of the promoter**	M/s Sternal Buildcon Pvt. Ltd.		
3.	**Nature of the project**	Affordable Group Housing		
4.	**Location of the project**	Sector- 37D, Gurugram		
5.	**Legal capacity to act as a promoter**	Collaborator		
6.	**Name of license holder**	Lalwani Brothers Buildcon LLP		
7.	**Status of project**	Ongoing		
8.	**RERA Registration No.**	41 of 2020		
9.	**Validity of Registration Certificate**	Valid From 09.11.2020	Valid up to 31.12.2024	
10.	**Date of receipt of application for extension**	27.09.2024		
11.	**Whether extension of registration applied for whole/phase**	Whole Project		
12.	**Extension applied till**	30.12.2025		
13.	**Online extension ID**	RERA-GRG-1760-2024		
14.	**Registration Temp ID**	RERA-GRG-768-2020		
15.	**QPR status**	All Submitted		
16.	**4(2)(l)(D) reports status**	All Submitted		
17.	**Compliance of RC conditions**	1. Environment Clearance within one year – Submitted. 2. Fire Scheme approval within 3 months –Submitted. 3. Approved Service plan and estimates within 3 months – Submitted. 4. Electric Load availability within 3 months- Submitted.		
18.	**4(2)(l)(C) compliance**	Applied for extension on 27.09.2024.		
19.	**Status of change of bank account**	N/A		
20.	**Details of proceedings pending against the project**	RERA-GRG-4089-2022 – 4(2)(l)(D) RERA-GRG-4377-2022 – Project RC Compliance RERA-GRG-3459-2022 - QPR		
21.	**License no.**	17 of 2020 dated 17.07.2020	Valid up to 16.07.2025	
22.	**Total licensed area**	9.1030 Acres	**Area for extension of registration**	9.1030 Acres
23.	**Statutory approvals either applied for or obtained prior to registration**			

S.No	Particulars	Date of approval	Validity up to

	i)	License Approval	17 of 2020 dated 17.07.2020	16.07.2025
	ii)	Zoning Plan Approval	LC-4186 dated 17.07.2020	-
	iv)	Building Plan Approval	ZP-1425/SD(DK)/2020/18773 dated 22.10.2020	21.10.2025
	v)	Environmental Clearance	SEIAA(126)/HR/2021/160 dated 05.02.2021	04.02.2031
	vi)	Airport height clearance	PALM/NORTH/B/060520/467022 dated 08.06.2020	N/A
	vii)	Fire scheme approval	FS/2021/95 dated 23.04.2021	
	viii)	Service plans and estimates approval	LC-4186/Asstt(MS)/2022/37221 dated 09.12.2022.	
24.	Reasons for delay		Not provided	
25.	Fee details			
	Registration fee		Resi- 83,814.898 * 2.37 * 10 = Rs 19,86,413/- Comm- 2755.517 * 1.87 * 20 = Rs 1,03,056/- **Total - Rs 20,89,469/-**	
	Processing fee		86,570.415 * 10 = Rs 8,65,704/-	
	Late Fee		N/A	
	Extension Fee (Half of Registration fee)		Rs 10,44,735/-	
	Processing fee		86,570.415 * 10 = Rs 8,65,704/-	
	Late fee		N/A	
	Total fee		**Rs 48,65,612/-**	
26.	DD amount submitted at the time of registration		Rs 8,65,704/- Rs 20,89,469/-	
	DD no. and date for registration		194620 and 02.11.2020 194621 and 02.11.2020	
	Name of the bank issuing		YES Bank	
	DD/RTGS Amount submitted for extension		Rs 10,44,735/- Rs 8,65,705/-	
	DD/RTGS no. and date for extension		YESBR12024092600007649 dated 26.09.2024 YESBR12024092600007650 dated 26.09.2024	
	Name of the bank issuing		YES Bank	
	Deficient amount		NIL	

27.	**File Status**	**Date**
	File received on	27.09.2024
	Notice Sent on	14.10.2024
	First hearing on	21.10.2024
	Second hearing on	18.11.2024
	Third hearing on	09.12.2024

30. Case History: -

The Promoter M/s Sternal Buildcon Pvt. Ltd. who is a Collaborator applied for the extension of registration of real estate affordable group housing project namely "The Millennia -3" located at Sector-37D, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 79847 dated 27.09.2024 and EPIN-126. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-768-2020 and online generated for project extension temp id RERA-GRG-1760-2024. The total licensed area is 9.1030 acres and project area for the extension of registration is same. The license no – 17 of 2020 dated 17.07.2020 has been granted for development of Affordable group housing on an area admeasuring 9.1030 acres.

The application for extension of registration of affordable group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/126 dated 14.10.2024 was issued to the promoter with an opportunity of being heard on 21.10.2024.

On 21.10.2024, the matter was adjourned and fixed for 18.11.2024.

On 18.11.2024, the matter was adjourned and fixed for 09.12.2024.

The promoter has submitted a reply on 12.11.2024 and 05.12.2024 which were scrutinized and the status of the documents is mentioned below.

31.	**Present compliance status as on 09.12.2024 of deficient documents as conveyed through notice dated 14.10.2024.**	1. Original RC needs to be submitted. Status: Not Submitted. 2. Online DPI needs to be corrected. Status: Submitted but needs to be revised. 3. Copy of collaboration agreement needs to be submitted. **Status: Submitted.** 4. Latest land title search report needs to be submitted. **Status: Submitted.** 5. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area, date of booking, average rate, and total consideration needs to be submitted. **Status: Submitted.** 6. List of unsold units needs to be submitted. **Status: Submitted.** 7. Layout superimposed on the demarcation plan needs to be submitted. **Status: Submitted.**

		8. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 9. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted.** 10. Copy of executed application form need to be submitted. **Status: Submitted.** 11. Copy of executed Allotment Letter need to be submitted. **Status: Submitted.** 12. Copy of executed BBA need to be submitted. **Status: Submitted.** 13. Copy of executed Conveyance deed needs to be submitted. **Status: The promoter stated that no conveyance deed has been done. Hence, this is not applicable.** 14. Copy of draft Application form need to be submitted. **Status: Submitted.** 15. Copy of draft Allotment Letter need to be submitted. **Status: Submitted.** 16. Copy of draft BBA need to be submitted. **Status: Submitted.** 17. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.** 18. Copy of Brochure needs to be submitted. **Status: Submitted.** 19. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 20. Cost of the land needs to be clarified according to the area applied for the registration. **Status: Submitted.** 21. Latest CA Certificate for non-default in debt and statutory liabilities needs to be submitted. **Status: Submitted.** 22. Project report needs to be submitted. **Status: Submitted.** 23. Bank undertaking needs to be provided along with the name of authorized signatory and employee code. **Status: Submitted.** 24. CA Certificate for expenditure incurred and to be incurred needs to be submitted. **Status: Submitted.** 25. Copy of paid challan of EDC needs to be submitted. **Status: Submitted.**

		26. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Submitted.** 27. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.**
	Remarks	1. Original RC needs to be submitted. 2. Online DPI needs to be revised.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 6 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 6 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except Original RC and DPI.

It is recommended that the Authority may consider the extension of grant of registration subject to the submission of above.

(Asha)
Chartered Accountant

09/12/24
(Ashish Kush)
Planning Executive

Day and Date of hearing	Monday and 09.12.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 09.12.2024

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Vineet Maheshwari (President), Sh. Siddhartha Kapoor (AVP) and Sh. Vedant Batra (CS) are present on behalf of the promoter.

Approved as proposed.

The extension certificate shall be issued after the submission of deficiencies mentioned above.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA