Promoter Name M/s Sternal Buildcon Pvt. Ltd.
Project Name Signature Global Superbia

PROJECT HEARING BRIEF FOR EXTENSION OF REGISTRATION U/S 6				
S.No	**Particulars**	**Details**		
1.	**Name of the project**	Signature Global Superbia		
2.	**Name of the promotor**	M/s Sternal Buildcon Pvt. Ltd. (Transfer of License)		
3.	**Nature of the project**	Affordable Group Housing colony.		
4.	**Location of the project**	Sector-95, Gurugram		
5.	**Legal capacity to act as a promoter**	Licensee (Transfer of license)		
6.	**Name of the license holder**	M/s Sternal Buildcon Pvt. Ltd.		
7.	**Name of the Collaborator**	N/A		
8.	**Whether registration applied for whole**	Whole.		
9.	**Status of project**	New		
10.	**Online Application ID**	RERA-GRG-1759-2024		
11.	**RC No.**	42 of 2020 dated 09.11.2020	Valid up to 31.12.2024	
12.	**License no.**	21 of 2020 dated 13.08.2020	Valid up to 12.08.2025	
13.	**Total licensed area**	7.325 Acres	**Area registered**	7.325 Acres
14.	**Date of completion of project as per REP-II/4(2)(l)(c)**	30.12.2025		
15.	**QPR Compliance (If applicable)**	Not submitted for quarter ending December 2024		
16.	**4(2)(l)(d) Compliance (If applicable)**	Submitted		
17.	**4(2)(l)(c) compliance**	Applied for extension on 27.09.2024		
18.	**Status of change of bank accounts**	Bank accounts have been changed and final approval has been submitted.		
19.	**Compliance of RC Conditions**	Complied		
20.	**Details of proceedings pending against the project**	**1. RERA-GRG-4090-2022** Show cause notice for 4(2)(l)(D) compliance **2. RERA-GRG-4381-2022**		

		Show cause notice for RC compliance **3. RERA-GRG-3461-2022** Show cause notice for non-submission of quarterly progress report.		
21.	**Number of Towers**	9 Residential +1 Commercial		
22.	**Number of units**	1061 Residential + 105 Commercial		
23.	**Sold/ Unsold Units**	Residential Units **(Sold –1053, Unsold -8).** Commercial Units **(Sold – 104, Unsold -1).**		
24.	**Total Project cost**	Rs. 255.50 crores		
25.	**Project Expenditure So far**	Rs. 170.46 crores		
26.	**Estimates expenditure for completion so far**	Rs. 85.04 crores		
27.	**Statutory approvals either applied for or obtained prior to registration**			
	S.N.	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	21 of 2020 dated 13.08.2020	12.08.2025
	iii)	**Building plan Approval**	ZP-1426/AD(RA)/2020/18570 dated 20.10.2020	19.10.2025
	iv)	**Zoning plan approval**	DTCP 7506 dated 14.08.2020	
	v)	**Environmental Clearance**	SEIAA(126)/HR/2021/65 dated 05.02.2021	04.02.2031
	vi)	**Airport height clearance**	OFFCHK/NORHT/B/060520/467017 dated 05.06.2020	
	vii)	**Fire scheme approval**	FS/2021/2 dated 27.05.2021	
	viii)	**Service plan and estimate approval**	LC-4154/JE(SJ)/2023/24433 dated 24.07.2023	
	ix)	**Electricity load availability connection**	Ch.-62/Drg.-PLC dated 27.11.2020	
28.	**Fee Details**			
	Registration fee	(67444.155 x 2.37 x 10) + (2217.31 x 1.87 x 20) = Rs. 16,81,354/-		
	Processing fee at the time of registration	69661.465 x 10 =Rs. 6,96,615/-		
	Extension Fee (Half of Registration fee)	Rs. 8,40,677/-		

	Processing fee at the time of extension	69661.465 x 10 =Rs. 6,96,615/-
	Late fee at the time of extension	Nil
	Total fee	Rs. 39,15,261/-
	DD amount submitted at the time of registration	16,81,360/- 6,96,620/-
	DD no. and date for registration	194623 dated 03.11.2020 194622 dated 03.11.2020
	Name of the bank issuing	Yes Bank
	RTGS amount submitted at the time of extension	Rs. 8,40,677/- Rs. 6,96,615/-
	RTGS no. and date for extension	INDBR32024092600945606 dated 26.09.2024 INDBR32024092600945607 dated 26.09.2024
	Name of the bank issuing	IndusInd Bank
	Total fee paid	Rs. 39,15,272/-
	Deficient amount	Nil
29.	**File Status**	**Date**
	Project received on	27.09.2024
	First notice sent on	10.12.2024
	First hearing on	21.10.2024
	Second hearing on	18.11.2024
	Third hearing on	09.12.2024
	Fourth hearing on	30.12.2024
	Fifth hearing on	27.01.2024
	1st reply submitted on	16.01.2025
30.	**Case History:** An application for extension of registration of affordable group housing colony namely "Signature Global Superbia" situated at Sector-95, Gurugram, Haryana being developed by M/s Signature Buildcon Pvt Ltd. was submitted on 27.09.2024 under section 6 of Real Estate (Regulation and Development), Act 2016. The project was registered with the Authority vide RC no. 42 of 2020 dated 09.11.2020 Valid up to 31.12.2024. The application for extension submitted by the promoter was examined and the deficiencies were conveyed vide notice dated 10.12.2024. The reply dated 16.01.2025 submitted by the promoter has been examined and the status of remaining deficiencies is mentioned below:-	

31.	**Present compliance status as on 27.01.2025 of deficient documents as conveyed in the notice dated 10.12.2024**	1. Form REP-V needs to be revised. **Status: Submitted** 2. Correction in online DPI needs to be done. **Status: Submitted** 3. Original registration certificate of the project needs to be returned to the Authority. **Status: Submitted** 4. Reasons for delay in the completion of the project along with supporting documents need to be provided. **Status: Submitted** 5. Need for extension of registration certificate needs to be explained. **Status: Submitted** 6. Booking list of plots sold to the allottees as on date of the application applied for extension which includes name of the allottees, plot no., plot area, date of booking, average rate, total consideration and amount paid by the allottee needs to be provided. **Status: Submitted** 7. Details of unsold plots need to be provided. **Status: Submitted** 8. Land title search report needs to be provided. **Status: Submitted** 9. Copy of approved zoning plan needs to be provided. **Status: Submitted** 10. PERT chart needs to be provided. **Status: Submitted** 11. Draft application form, allotment letter, agreement for sale, conveyance deed and payment receipt in prescribed format need to be submitted. **Status: Submitted** 12. Cost of land amounting to Rs 6514.53 lakhs needs to be clarified according to area i.e. 7.3250 acres applied for registration and land related documents needs to be submitted. **Status: Submitted**

		13. Justification/Clarification needs to be submitted for difference in total project cost as mentioned in DPI is Rs 25549.91 lakhs whereas per QPR it is Rs 25914.40 lakhs. **Status: Submitted** 14. Details of interest to financial institution amounts to Rs 1017.12 lakhs mentioned in DPI needs to be submitted along with supporting documents. **Status: Submitted** 15. Clarification needs to be submitted as IDC, taxes and cess not mentioned in DPI. Challan and Schedule of payment of EDC, Conversion fees paid for the project along with Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted. **Status: Submitted.** 16. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. **Status: Submitted.** 17. REP II and Approved service estimate needs to be submitted. Project Report and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 18. CA Certificate for net worth on latest date and CA Certificate for non-default needs to be submitted as previously dated was 31.03.2023. **Status: Submitted** 19. CA Certificate for expenditure incurred & to be incurred needs to be submitted. **Status: Submitted** 20. CA Certificate for financial and inventory details of the project needs to be submitted. **Status: Submitted** 21. Bank undertaking needs to be revised. **Status: Submitted**

HARERA
GURUGRAM

Promoter Name M/s Sternal Buildcon Pvt. Ltd.
Project Name Signature Global Superbia

32.	Remarks	All deficiencies are removed.

Recommendation: The application for extension of registration u/s 6 of the Act of 2016 submitted by the promoter has been examined and all the requisite documents are found to be in order. It is recommended that the Authority may consider for grant of extension of the registration certificate up to one year till 30.12.2025.

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Monday and 27.01.2025
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Ar. Neeraj Gautam (Associate Architectural Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.
Sh. Vineet Mahashwari (AR) is present on behalf of the promoter.
Approved as proposed.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA