The Millennia IV
RERA-GRG-2057-2025

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	The Millenia IV	
2.	Name of the promoter	M/s Sternal Buildcon 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	License Holder	
6.	Name of license holder	M/s Sternal Buildcon Pvt. Ltd.	
7.	Status of project	Ongoing	
8.	RERA Registration No.	86 of 2021	
9.	Validity of Registration Certificate	Valid From 20.12.2021	Valid up to 31.12.2025
10.	Date of receipt of application for extension	04.09.2025	
11.	Whether extension of registration applied for whole/phase	Whole Project	
12.	Extension applied till	31.12.2026	
13.	Online extension ID	RERA-GRG-2057-2025	
14.	Registration Temp ID	RERA-GRG-956-2021	
15.	QPR status	86 of 2021 – Submitted.	
16.	4(2)(l)(D) reports status	86 of 2021 – Submitted.	
17.	4(2)(l)(C) compliance	Applied for extension on 04.09.2025.	
18.	Compliance of RC conditions	1. Environment Clearance within 3 months – Submitted. 2. Fire Scheme approval within 3 months – Submitted. 3. Approved Service plan and estimates within 3 months – Submitted. 4. Electrical load availability within 2 months – Submitted.	
19.	Status of change of bank account	N/A	
20.	Details of proceedings pending against the project	RERA-GRG-3682-2022 – For QPR Compliance	
21.	Present stage of completion (%)	73 %	
22.	Total Project cost	Rs 226.09/- Crores	
23.	Project expenditure so far	Rs 190.88/- Crores	
24.	Estimated expenditure for completion so far	Rs 35.21/- Crores	

25.	**Total units**	Residential – 814 and Commercial – 196			
26.	**Sold Units**	Residential – 813 and Commercial – 190			
27.	**Unsold Units**	Residential – 1 and Commercial – 6			
28.	**Total amount received from sale proceeds**	Rs 208.52/- crores			
29.	**As per QPR closing balance in RERA A/c as on 30.06.2025**	Rs 1.16 Crores/-			
30.	**License no.**	63 of 2021 dated 01.09.2021		Valid up to 31.08.2026	
31.	**Total licensed area**	5.89 Acres	**Area for extension of registration**	5.89 Acres	

32.	**Statutory approvals either applied for or obtained prior to registration**			
	S.No	**Particulars**	**Date of approval**	**Validity up to**
	i)	**License Approval**	63 of 2021 dated 01.09.2021	31.08.2026
	ii)	**Building Plan Approval**	ZP-1499/AD(RA)/2021/29992 dated 24.11.2021	23.11.2026
	iii)	**Environmental Clearance**	EC22B038HR183876 dated 29.01.2022	28.01.2032
	iv)	**Airport height clearance**	PALM/NORTH/B/092821/625248 dated 30.09.2021	-
	v)	**Fire scheme approval**	FS/2022/9 dated 27.01.2022	
	vi)	**Service plans and estimates approval**	LC-4493/JE(S)/2022/5180 dated 21.02.2022	
33.	**Reasons for delay**	Not Submitted		
34.	**Fee details**			
	Registration fee	**Resi-** 51,971.897*2.37*10 =12,31,734/- **Comm-** 3565.856*1.87*20 =1,33,363/- **Total - Rs 13,65,097/-**		
	Processing fee	55,537.753 *10 =5,55,377/-		
	Late Fee	N/A		
	Extension Fee (Half of Registration fee)	Rs 6,82,549/-		
	Processing fee	55,537.753 *10 =5,55,377/-		
	Late fee	N/A		
	Total fee	**Rs 31,58,400/-**		

35.	**DD amount submitted at the time of registration**	Rs 13,65,097/- Rs 5,55,378/-
	DD no. and date for registration	259590 and 27.10.2021 259589 and 27.10.2021
	Name of the bank issuing	YES Bank
	DD/RTGS Amount submitted for extension	Rs 5,55,377/- Rs 6,82,548/-
	DD/RTGS no. and date for extension	INDBR32025090400771897 dated 04.09.2025 INDBR32025090400771902 dated 04.09.2025
	Name of the bank issuing	IndusInd Bank
	Deficient amount	**NIL**
36.	File Status	**Date**
	File received on	04.09.2025
	Notice Sent on	19.09.2025
	1st hearing on	29.09.2025
	2nd hearing on	13.10.2025

30. **Case History: -**

The Promoter M/s Sternal Buildcon Ltd. who is a license holder applied for the extension of registration of real estate affordable group housing project namely "Millennia IV" located at Sector-37D, Gurugram under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 98106 dated 04.09.2025 and EPIN-163. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-956-2021 and online generated for project extension temp id RERA-GRG-2057-2025. The total licensed area is 5.89 acres and project area for the extension of registration is same. The license no – 63 of 2021 dated 01.09.2021 has been granted for development of Affordable group housing on an area admeasuring 5.89 acres.

The Department of Town & Country Planning, Haryana has granted license no. 63 of 2021 dated 01.09.2021 valid upto 31.08.2026 measuring 5.89 acres in favour of M/s Lalwani Brothers Buildcon LLP in collaboration with M/s Sternal Buildcon Ltd. (formerly known as M/s Sternal Buildcon Pvt. Ltd.) for setting up of Affordable Group Housing Colony in sector 37D, Gurugram. Further, vide order dated 17.11.2022, the license has been transferred in favour of **M/s Sternal Buildcon Ltd.**

The project "**The Millennia IV**" is registered with the Authority vide **RC No. 86 of 2021 dated 20.12.2021 valid upto 31.12.2025.**

The promoter Company has been converted from Private Limited to Limited Company under Section 18 of the Companies Act, 2013 vide Certificate of Incorporation dated 08.07.2025 issued by Registrar of Companies and as such the Company is known as M/s Sternal Buildcon Ltd. instead of M/s Sternal Buildcon Pvt. Ltd.

	The application for extension of registration of affordable group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/163 dated 19.09.2025 was issued to the promoter with an opportunity of being heard on 29.09.2025. The promoter has submitted a reply on 11.09.2025 wherein the promoter has submitted the copy of the public notice published in three newspapers i.e., The Tribune (English), Hindustan Times (English) and Dainik Bhaskar (Hindi) dated 11.09.2025 for objection till 26.09.2025. **On 29.09.2025**, the matter is adjourned and fixed for 13.10.2025. The promoter has submitted the reply on 24.09.2025 which was scrutinized and the status of the documents is mentioned below.	
31.	**Present compliance status as on 13.10.2025 of deficient documents as conveyed through notice dated 19.09.2025.**	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. Approval/NOC from various agencies for connecting external services like road access and Storm water needs to be submitted. Status: Not Submitted. 4. Mutation, Jamabandi and Aks-shajra duly certified by the revenue officer not below the rank of tehsildar six months prior to date of application needs to be submitted. **Status: Submitted.** 5. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. **Status: Submitted.** 6. 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, total consideration, total amount received and amount to be received needs to be submitted. **Status: Submitted.** 7. List of unsold units as on date of the application applied for extension of registration which includes unit no. and unit area needs to be submitted. **Status: Submitted.** 8. Layout plan superimposed on the demarcation plan needs to be submitted. **Status: Submitted.** 9. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted.** 10. PERT Chart specifying date of completion needs to be submitted.

		Status: Submitted. 11. Five copies of executed application form need to be submitted. **Status: Submitted.** 12. Five copies of executed Allotment Letter need to be submitted. **Status: Submitted.** 13. Five copies of executed BBA need to be submitted. **Status: Submitted.** 14. Five copies of executed Conveyance deed needs to be submitted. **Status: Submitted.** 15. Copy of draft Application form needs to be submitted. **Status: Submitted.** 16. Copy of draft Allotment Letter needs to be submitted. **Status: Submitted.** 17. Copy of draft BBA need to be submitted. **Status: Submitted.** 18. Copy of draft Conveyance deed needs to be submitted. **Status: Submitted.** 19. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted.** 20. Copy of Brochure needs to be submitted. **Status: Submitted.** 21. CA certificate for cost of land needs to be clarified according to area apply for registration. **Status: Submitted.** 22. Quarterly statement of cost of construction and IDW needs to be submitted. **Status: Submitted.** 23. Non encumbrance certificate not below the rank of tehsildar needs to be submitted. **Status: Submitted.** 24. Project report needs to be submitted. **Status: Submitted.** 25. Legible copy of CA certificate regarding financial details of sold inventory needs to be submitted. **Status: Submitted.**
	Remarks	1. Original RC needs to be submitted. 2. Online DPI needs to be corrected.

		3. Approval/NOC from various agencies for connecting external services like road access and Storm water needs to be submitted.

Recommendation:

The application submitted by the promoter for extension of 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 the documents mentioned above.

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

Asha 13/10/25
Asha
Chartered Accountant

13/10/25
Ashish Kush
Planning Executive

Day and Date of hearing	Monday and 13.10.2025
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 13.10.2025

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Vineet Maheshwari, Sh. Siddhartha Kapoor and Sh. Vedant Batra are present on behalf of the promoter.

The AR of the promoter states that near about 80% of the construction have been completed and the remaining works are progressing at site with pace to ensure timely completion of the project within extended timeline u/s 6. Further, states that the site is accessible from 24 m wide road which is already constructed.

Approved as proposed, subject to rectification of the deficiencies mentioned above.

The Extension of Registration Certificate shall be issued after submission of rectification of remaining deficiencies including corrections in Online DPI.

(Arun Kumar)
Chairman, HARERA