Promoter Name M/s Sternal Buildcon Ltd.
Project Name Signature Global City 81(2)

Hearing brief for extension of project registration u/s 6			
S.N.	**Particulars**	**Details**	
1.	**Name of the project**	Signature Global City 81(2)	
2.	**Name of the license holder**	Logical Developers Pvt. Ltd., Pulse Estate Pvt. Ltd., Tocsin Builders Pvt. Ltd., Monga Properties Pvt. Ltd., Gyan Jyoti Estates Pvt Ltd.	
3.	**Name of the promoter**	M/s Sternal Buildcon Ltd. (Change of Developer)	
4.	**About the promoter**	M/s Sternal Buildcon Ltd is an active real estate and construction company incorporated on 09 October 2009 and registered in New Delhi, India. The company's authorized and paid-up capital is ₹7 crore each. Prominent promoters and directors include Bharti Aggarwal, Shivansh Aggarwal, Devender Aggarwal, and Lalit Kumar Aggarwal. The promoters hold the majority of the shareholding (over 90 %). Its registered office is at Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi.	
5.	**Nature of the project**	Residential Independent Floors	
6.	**Location of the project**	Sector-81, Gurugram	
7.	**Legal capacity to act as a promoter**	Change of developer	
8.	**Status of project**	Applied for extension on 30.01.2026	
9.	**RERA Registration No.**	98 of 2022	
10.	**Validity of Registration Certificate**	Valid From 27.10.2022	Valid up to 28.02.2026
11.	**Date of receipt of application for extension**	30.01.2026	
12.	**Whether extension of registration applied for whole/phase**	Whole Project	
13.	**Extension applied till**	27.02.2027	
14.	**Online extension ID**	RERA-GRG-2169-2026	
15.	**Registration Temp ID**	RERA-GRG-1137-2022	
16.	**QPR status**	Submitted from Jan 2023- March 2023 till Oct 2025 – Dec 2025	
17.	**4(2)(l)(D) reports status**	Submitted for 2022-23, 2023-24, 2024-25	
18.	**4(2)(l)(C) compliance**	Applied for extension on 30.01.2026	
19.	**Compliance of RC conditions**	Complied within time and requisite security amount stands refunded. a) Service plans and estimates: Submitted within time b) Order of de freeze: Submitted within time	
20.	**Status of change of bank account**	N/A	

21.	Details of proceedings pending against the project	N/A			
22.	Present stage of completion (%)	88 % (as per latest QPR)			
23.	Total Project cost	Rs. 235.85 crores			
24.	Project expenditure so far	Rs. 133.08 crores			
25.	Estimated expenditure for completion so far	Rs. 102.77 crores			
26.	Total units	408			
27.	Sold Units	401			
28.	Unsold Units	7			
29.	Total Sale Consideration from sold units	Rs. 429.04 crores			
30.	Total amount received from sale proceeds	Rs. 354.08 crores			
31.	Total Amount to be received from sold units	Rs. 74.96 crores			
32.	Construction Cost per sqft.	Rs. 6878.50 per sqft.			
33.	As per QPR closing balance in RERA A/c as on 31.12.2025	Nil			
34.	License no.	07 of 2021 dated 05.03.2021 valid up to 04.03.2026			
35.	Total licensed area	11.9778 Acres	Area for extension of registration	2.7899 Acres	
36.	Statutory approvals either applied for or obtained prior to registration				

S.No	Particulars	Date of approval	Validity up to
i)	License Approval	07 of 2021 dated 05.03.2021	04.03.2026
ii)	Building plan approval	Approved under self-certification policy on 16.08.2022	15.08.2026
iii)	Zoning Plan Approval	Drg. No. DTCP 7740 dated 20.04.2021	
iv)	Environmental Clearance	EC21B038HR139692 dated 12.11.2021	11.11.2031
v)	Airport height clearance	N/A	
vi)	Fire scheme approval	N/A	
vii)	Service plan estimates approval	LC-4222/JE(SB)/2023/34149 dated 14.11.2022	
viii)	Electrical load approval	Ch.-25/Drg.-PLC dated 17.06.2021	

37.	Reasons for delay	Impact of Statutory Construction Bans (GRAP Measures). During the construction phases, the project was repeatedly halted by mandates from the Commission for Air Quality Management

		(CAQM), the Hon'ble Supreme Court, and the National Green Tribunal (NGT). These seasonal restrictions, often lasting several weeks during winter and festive periods, disrupted the labor supply chain and stalled essential site works, causing a cumulative delay in completion timeline.
38.	**Fee details**	
	Registration fee	29806.85 * 2.64 * 10 = Rs. 7,86,901/-
	Processing fee for registration	29806.85 * 10 = Rs. 2,98,069/-
	Extension Fee (Half of Registration fee)	Rs. 3,93,451/-
	Processing fee for extension	29806.85 * 10 = Rs. 2,98,069/-
	Late fee (Delay of 2 months 2 days)	For delay of 2 months: 50% of extension registration fee* no. delay months 393451 x 0.5x 2 =Rs. 3,93,451/- For delay of 2 days: 50% of extension of registration fee* Number of days (delayed) /Number of days in month of delay (30/31) 393451 x 0.5 x 2/28 =Rs. 14,052/- Total Rs. 4,07,503/-
	Total fee	**Rs. 21,83,993/-**
39.	**Amount submitted at the time of registration**	8,05,838/- 3,05,242/-
	DD no. and date for registration	861947 dated 19.08.2022 861944 dated 19.08.2022
	Name of the bank issuing	IndusInd Bank
	Amount submitted for extension	Rs. 3,93,451/- Rs. 2,98,069/- Rs. 4,06,143/-
	RTGS no. and date for extension	INDBR32026012800784368 dated 28.01.2026 INDBR32026012800784373 dated 28.01.2026 INDBR32026012800784379 dated 28.01.2026
	Name of the bank issuing	IndusInd Bank
	Total fee paid	**Rs. 22,08,743/-**
	Deficient amount	**Nil**
40.	**File Status**	**Date**
	File received on	30.01.2026

Notice Sent on	20.02.2026
First hearing on	23.02.2026 (Adjourned)
Second hearing on	02.03.2026 (preponed)
Second hearing on	26.02.2026

41. Case History: -

1. The promoter i.e. M/s Sternal Buildcon Ltd. applied for extension of the registration certificate of the Independent Residential Floors namely "Signature Global City 81 (2)" vide application dated 30.01.2026 along with the prescribed fee.
2. The above project pertains to residential floors falling under license no. 07 of 2021 dated 05.03.2021 measuring 11.9778 acres in sector 81, Gurugram granted by DTCP in favour of M/s Logical developers Pvt. Ltd. and other in collaboration with M/s Emaar MGF Land Ltd. for development of affordable residential plotted colony under DDJAY.
3. Thereafter, the permission of change of developer from M/s Emaar MGF Land Ltd. to M/s Sternal Buildcon Pvt. Ltd. was granted by DTCP vide order dated 04.08.2021.
4. The project pertaining to current application is registered u/s 4 of the Act of 2016 with the Authority vide RC no. 98 of 2022 dated 27.10.2022 valid upto 28.02.2026.
5. Details of 102 residential plots over which **408 residential floors** are registered is as follows:

S. No.	Type of plots	No. of plots	Plot area (sqm)	FAR of unit (sqm)	Total FAR (sqm)
1.	Type A (Plot No. 49 -96)	48	117.248	309.534	14857.66
2.	Type B (Plot NO. 10- 23)	14	101.12	266.956	3737.39
3.	Type C (Plot No. 1- 18)	18	116.032	306.324	5513.85
4.	Type M (1-22)	22	Varying sizes (67.345-147.130) Total 2158.317	-	5697.95
Total		**102**			**29806.58**

6. The application for extension of registration the above project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/183 dated 20.02.2026 was issued to the promoter with an opportunity of hearing on 23.02.2026.
7. On 23.02.2026, the matter was adjourned to 02.03.2026 which was then preponed to 26.02.2026.
8. A public notice dated 04.02.2026 was published in The Tribune (English), The Hindustan Times (English) and Dainik Bhaskar (Hindi) regarding the application for extension and no objection has been received in the Authority.
9. Further, the site of the project was visited to check the status of connectivity and development on site and it is noted that the project site is accessible through 24 m wide

	sectoral road and around 75- 80% work with respect to the construction of independent residential floors falling under the current application is done. 10. The reply dated 23.02.2026 has been examined and the status of deficiencies is mentioned below:	
42.	**Present compliance status as on 26.02.2026 of deficient documents as conveyed through notice dated 20.02.2026.**	1. Original registration certificate as per the form REP-V needs to be submitted. **Status: Submitted** 2. Corrections in online DPI needs to be done. **Status: Submitted** 3. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Not submitted** 4. Reasons for delay in the completion of the project and need for extension of registration along with supporting documents need to be provided. **Status: Submitted** 5. Details of unsold/ sold units including the date of booking, name and contact details of the allottees, unit no., unit carpet area, average rate, total consideration, amount realized and to be realized from the allottee needs to be submitted. **Status: Submitted** 6. Revalidation of building plans need to be submitted. **Status: Submitted** 7. PERT chart of the project needs to be provided. **Status: Submitted** 8. Site photographs for the physical status of development of the project need to be provided. **Status: Submitted** 9. Set of 5 executed application form, allotment letter and builder buyer agreement needs to be submitted. **Status: Submitted** 10. Cost of the land i.e. Rs 1934.20 lakhs needs to be clarified according to the area applied for the extension of registration is 2.79 acres. Additionally, an Affidavit outlining the compliance of 4(2)(l)(D) with landowners needs to be submitted. **Status: Submitted**

		11. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 13975.15 lakhs, whereas as per the DPI, it is Rs 23585.07 lakhs. **Status: Submitted** 12. Clarification needs to be submitted as EDC, IDC, taxes, cess and IDW cost not mentioned in DPI. Details of any other cost amounts to Rs 1745.54 lakhs and financial resources amounts to Rs 205.65 lakhs mentioned in DPI needs to be submitted. **Status: Submitted** 13. Original non-encumbrance certificate not below the rank of tehsildar dated 17.11.2025 needs to be submitted. **Status: Submitted** 14. As per Charge Form (CHG-1), project land is mortgaged in favour of Kotak Mahindra Investments Ltd., loan sanction agreement, repayment schedule and NOC from lender needs to be submitted. **Status: Submitted. Promoter has submitted release of charge letter issued by Kotak Mahindra Investment dated 09.02.2026 along with satisfaction of charge.** 15. Following Original CA Certificate needs to be submitted: (i) CA Certificate of financial and inventory details of the project. **Status: Submitted** (ii) CA Certificate of net worth of promoter on latest date **Status: Submitted** (iii) CA Certificate of non-default in payment of debt & statutory liabilities dated 04.09.2025, **Status: Submitted** (iv) CA Certificate of expenditure incurred and to be incurred. **Status: Submitted** 16. REP II and Project Report needs to be submitted. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted. **Status: Submitted** 17. Challan and Schedule of payment of EDC for the project needs to be submitted. **Status: Submitted** 18. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. **Status: Not Submitted.**

43.	**Remarks**	1. The promoter shall submit a duly notarized affidavit from the Director affirming that there is no change in the approvals, financial details or documents submitted at the time of project registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Not submitted** 2. Bank Statement of RERA Accounts for the month of September 2025 needs to be submitted. **Status: Not Submitted.**
44.	**Recommendations:** The application for extension of registration under section 6 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 43. It is recommended that the Authority may consider for grant of extension u/s 6 of the Act of 2016 up to 27.02.2027 subject to the rectification of above deficiencies before the issuance of the extension certificate.	

(Ashish Dubey)
Chartered Accountant

(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing	Thursday and 26.02.2026
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Ashish Dubey, Chartered Accountant and Ms. Neeraj Gautam, Associate Architectural Executive briefed about the facts of the case.

Sh. Vineet Maheshwari (AR), Sh. Vedant Batra (AR) and Sh. Ravinder are present on behalf of the promoter and request for grant of extension under section 6 of the Act of 2016. The AR assures that the remaining deficiencies as pointed by the Authority will be rectified before the issuance of the extension certificate.

The extension of the registration of the project is approved as proposed subject to the rectification of deficiencies mentioned above at S.No 43.
The Extension Certificate shall be issued after submission of remaining deficiencies mentioned above.

(Arun Kumar)
Chairman, HARERA