Signature Global Infinity
RERA-GRG-2196-2026

Hearing brief for extension of project registration u/s 6

S.No.	Particulars	Details	
1.	Name of the project	Signature Global Infinity	
2.	Name of the promoter	M/s Sternal Buildcon Ltd. (formally known as M/s Sternal Buildcon Pvt. Ltd.).	
3.	About the promoter	M/s Sternal Buildcon Ltd. (formerly Sternal Buildcon Pvt. Ltd.) is a key real estate entity incorporated on October 9, 2009, and is a 100% subsidiary of SignatureGlobal (India) Limited. As of early 2026, the company operates with an authorised share capital of ₹7.00 crore and a matching paid-up capital of ₹7.00 crore. Its Board of Directors consists of prominent leaders including Devender Aggarwal, Lalit Kumar Aggarwal, Bharti Aggarwal, and Shivansh Aggarwal.	
4.	Nature of the project	Commercial Colony	
5.	Location of the project	Sector-36, Sohna, Gurugram, Haryana	
6.	Legal capacity to act as a promoter	License Holder	
7.	Name of license holder	M/s Sternal Buildcon Ltd. (formally known as M/s Sternal Buildcon Pvt. Ltd.)	
8.	Status of project	Ongoing	
9.	RERA Registration No.	87 of 2021	
10.	Validity of Registration Certificate	Valid From 20.12.2021	Valid upto 28.02.2026
11.	Date of receipt of application for extension	06.03.2026	
12.	Whether extension of registration applied for whole/phase	Whole Project	
13.	Extension applied till	27.02.2027	
14.	Online extension ID	RERA-GRG-2196-2026	
15.	QPR status	Submitted from January 2022- March 2022 to January 2026- March 2026	
16.	4(2)(l)(D) reports status	All 4(2)(l)(d) reports submitted upto FY 2021-2022, FY 2022-2023, FY 2023- 2024 & FY 2024- 2025.	
17.	4(2)(l)(C) compliance	Not applicable	
18.	Compliance of RC conditions	For RC No. 87 of 2021 dated 20.12.2021: Fire Scheme Approval within 2 months- In time obtained on 27.01.2022. Approved Service plan and estimates within 2 months – Approval was obtained on 21.02.2022 with a delay of 3 days, whereas the promoter was required to submit it by 18.02.2022.	
19.	Status of change of bank account	Not applicable	
20.	Details of proceedings pending against the project	For RC No. 87 of 2021: RERA-GRG-3683-2022: SCN for non- submission of QPR.	

		Status: All QPRs Submitted RERA-GRG-4438-2022: SCN regarding non- compliance of RC conditions. Status: Disposed			
21.	**No. of towers**	1 Tower			
22.	**No. of units**	Commercial Units: 595			
23.	**Present stage of completion (%)**	92% (As per latest QPR i.e. March 2026)			
24.	**Total Project cost**	Rs 158.03 /- Crores			
25.	**Project expenditure so far**	Rs 142.76 /- Crores			
26.	**Estimated expenditure for completion so far**	Rs 15.27 /- Crores			
27.	**Construction cost per Sq.ft.**	Rs 14106.27/- per Sq.ft.			
28.	**Total units**	595 units			
29.	**Sold Unit**	510 Units			
30.	**Unsold units**	85 Units			
31.	**Total Sale Consideration from sold inventory**	Rs 197.75/- Cr			
32.	**Total amount received from sold inventory**	Rs 118.39/- Cr			
33.	**Amount to be received from existing allottee.**	Rs 79.37/- Cr			
34.	**Closing balance at the end of the quarter as on 30/09/2025**	Rs 1.78/- lakhs			
35.	**License no.**	09 of 2021 dated 05.03.2021	Valid up to 04.03.2026		
36.	**Total licensed area**	2.15 Acres	**Area for extension of registration**	2.15 Acres	
37.	**Statutory approvals either applied for or obtained prior to registration**				

S.No.	Particulars	Date of approval	Validity up to
i)	**License Approval**	09 of 2021 dated 05.03.2021	04.03.2027
ii)	**Zoning Plan Approval**	Drg. No. DTCP 7700 dated 16.03.2021	-
iv)	**Building plan approval**	Memo no. ZP-1475/JD(RD)/2021/30002 dated 24.11.2021	23.11.2026
v)	**Environmental Clearance**	EC21B038HR121856 dated 12.11.2021	11.11.2031
vi)	**Airport height clearance**	Not applicable (Height is less than 30 meters and out of CCZM zone)	
vii)	**Fire scheme approval**	Memo no. FS/2022/8 dated 27.01.2022	
viii)	**Service plans and estimates approval**	Memo no. LC-4152-JE(MK)-2022/5178 dated 21.02.2022	

	xi)	Electrical load availability connection	Memo no. Ch-15/DRG-26B dated 21.09.2021
38.	Reasons for delay		The project was halted during peak construction phases due to statutory construction bans mandated by the Commission for Air Quality Management, the Hon'ble Supreme Court, and the National Green Tribunal. These authorities imposed total bans on construction activities under GRAP due to severe pollution levels in the NCR. These seasonal restrictions, often lasting several weeks during winter and festive periods, disrupted the labour supply chain and stalled essential site works, causing cumulative delays that significantly impacted the project's delivery timeline.
39.	Fee details		
	Registration fee		Commercial- 12889.237 x 1.75 x 20= Rs 4,51,123/-
	Processing fee		12889.237 x 10= Rs 1,28,892/-
	Late Fee		N/A
	Total registration fees u/s 4		**Rs 5,80,015/-**
	Extension Fee (Half of Registration fee)		Rs 2,25,562/-
	Processing fee at the time of extension		12889.237 x 10= Rs 1,28,892/-
	Late fee		2,25,562 x 50% x 3 months= Rs 3,38,343 /- 2,25,562 x 50% x 5/31 days= Rs 18,190/- Total: Rs 3,56,533/-
	Total extension fee u/s 6		Rs 7,10,987/-
	Total fee (Registration + Extension)		Rs 12,91,002/-
40.	DD amount submitted at the time of registration		Rs 4,51,124/- Rs 1,28,893/- Total: Rs 5,80,017/-
	DD no. and date for registration		263214649463 dated 20.09.2021 263214649464 dated 20.09.2021
	Name of the bank issuing		Yes Bank
	DD/RTGS Amount submitted for extension		Rs 2,25,562/- Rs 1,28,893/- Rs 3,71,086/- Total: Rs 7,25,541/-
	DD/RTGS no. and date for extension		NDBR32026030200859437 dated 02.03.2026 INDBH02034648189 dated 02.03.2026 INDBR32026030200859439 dated 02.03.2026
	Total fee paid (Registration + Extension)		Rs 13,05,558/-
	Deficient amount		Nil (Excess fee of Rs 14,556/-)
41.	File Status		Date
	File received on		06.03.2026
	Notice Sent on		25.03.2026
	1st hearing on		30.03.2026 (Adjourned)
	2nd hearing on		20.04.2026 (Adjourned)

	3rd hearing on	11.05.2026
42.	**Case History: -** The Promoter M/s Sternal Buildcon Ltd. (formally known as M/s Sternal Buildcon Pvt. Ltd.) who is a license holder applied for the extension of registration of real estate Commercial Colony namely "Signature Global Infinity" located at Sector-36, Sohna, Gurugram, Haryana under section 6 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 108260 dated 06.03.2026 and EPIN-185. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-2196-2026. The total licensed area is 2.15 Acres and project area for the extension of registration is same. The application for extension of registration of Commercial Colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/EPIN/185 dated 25.03.2026 was issued to the promoter with an opportunity of being heard on 30.03.2026. **As per directions of the authority, the concerned PE conducted a site visit on 07.04.2026. The current status of the site is as follows:** Signature Global Infinity is a commercial development located in Sector-36, Sohna, Gurugram, Haryana, developed by M/s Sternal Buildcon Ltd. (formerly known as M/s Sternal Buildcon Pvt. Ltd.). The project is currently accessed via a 12 m wide service road, for which final approval from NHAI is still pending. The project is being developed on a land parcel of approximately 2.15 acres and comprises a commercial complex with G+4 floors and four basements, consisting of retail shops, food courts, restaurants, a cinema, and other commercial spaces. As per the site visit, the superstructure and substructure have been completed, and all services have been laid in the basement. During the visit, it was observed that internal and external works, along with electrical works, were ongoing in the shops and common areas. At the time of the visit, approximately 120–150 labourers were working at the site. **The public notice was published in 3 leading newspapers 1 Hindi and 2 English on 17.03.2026 namely Dainik Bhaskar, Hindustan Times & The Tribune. Whereas, no objections have been received in the authority till 30.03.2026.** **On 30.03.2026**, the matter was adjourned and fixed for 20.04.2026. **On 20.04.2026**, the matter was adjourned and fixed for 11.05.2026. The status of the documents after scrutiny of reply dated 24.04.2026, 05.05.2026 & 06.05.2026 is mentioned below:	
43.	**Present compliance status as on 11.05.2026 of deficient documents as conveyed through deficiency notice dated 25.03.2026**	1. Renewal of license no. 09 of 2021 needs to be submitted. **Status: Submitted and valid upto 04.03.2027.** 2. Original Registration Certificate needs to be submitted. **Status: Not submitted, FIR copy regarding missing of RC has been provided.** 3. An explanatory note setting out the reasons for delay in completion of the project. Supporting documents for reasons for delay of the project is also needs to be submitted. **Status: Submitted** 4. The promoter shall submit a duly notarized affidavit from the managing director affirming that there is no change in the approvals, financial details, or documents submitted at the time of project registration and

		extension of registration. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant supporting documents. **Status: Submitted** 5. REP-V form needs to be submitted along with the requisite documents. **Status: Submitted** 6. REP-II needs to be submitted. **Status: Submitted** 7. Correct DPI under section 6 of the Act, 2016 needs to be submitted. **Status: Not submitted** 8. Booking list of units sold to the allottees as on date of the application applied for extension which includes name of the allottees, unit no., unit area, date of booking, average rate, and total consideration (including paid amount and balance amount) needs to be submitted. **Status: Submitted** 9. List of the unsold units as on date of the application for extension of registration which includes unit no and unit area needs to be provided. **Status: Submitted** 10. It is noted that at the time of registration, the promoter had submitted a temporary access permission from NHAI dated 11.01.2021. In this regard, the promoter is requested to provide the present status as to whether the access road has been constructed or not. Final approval of the same needs to be submitted. **Status: In reply, the promoter submitted that the access road has already been constructed and is well connected. Further, the promoter stated that the final approval for road access permission has already been applied before the competent authority and is still pending.** 11. Approval NOC from agency for connecting external service like HUDA construction water, water supply, storm water drainage, sewerage and road access needs to be submitted in the name of the promoter. Status: **Submitted** 12. Project report of current project and photos needs to be submitted. **Status: Submitted** 13. PERT Chart specifying date of completion for the applied project needs to be submitted. **Status: Submitted** 14. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not in accordance with the provisions of the Act, Rules, and Regulations.**

		15. Site photographs for the physical status of construction/ development on the project site needs to be submitted. **Status: Submitted** 16. Justification/clarification needs to be submitted regarding the discrepancy in the total project cost. As per the QPR, the total project cost is Rs 14258.11 lakhs, whereas as per the DPI, it is Rs 15803.31 lakhs. **Status: Submitted** 17. Clarification needs to be submitted as taxes and cess not mentioned in DPI. Details of any other cost amounts to Rs 1046.52 lakhs and financial resources amounts to Rs 2986.99 lakhs mentioned in DPI needs to be submitted. **Status: Submitted** 18. Original non-encumbrance certificate not below the rank of tehsildar dated 27.10.2025 needs to be submitted. Loan sanction agreement, repayment schedule and Original NOC from lender dated 24.06.2025 needs to be submitted. **Status: Submitted, the promoter has submitted the Original NOC vide DAK Receipt ID 93663 dated 02-07-2025 in reply of deficiency letter issued under Miscellaneous.** 19. Bank Undertaking dated 06.12.2021 needs to be revised. **Status: Submitted** 20. Following Original CA Certificate needs to be submitted: CA Certificate of financial and inventory details of the project. Original CA Certificate of net worth of promoter dated 04.02.2026, Original CA Certificate of non-default in payment of debt & statutory liabilities dated 04.09.2025, CA Certificate of expenditure incurred and to be incurred. **Status: Submitted** 21. REP II, Challan and Schedule of payment of EDC and IDC for the project needs to be submitted. **Status: Submitted** 22. Bank Statement of RERA Accounts for the month of December 2025 needs to be submitted. **Status: Submitted** 23. Background and experience of work of the promoter needs to be submitted. **Status: Submitted**
44.	**Remarks**	1. Correct DPI under section 6 of the Act, 2016 needs to be submitted. 2. It is noted that at the time of registration, the promoter had submitted a temporary access permission from NHAI dated 11.01.2021. In this regard, the promoter is requested to provide the present status as to whether the access road has been constructed or not. Final approval of the same needs to be submitted.

		Status: In reply, the promoter submitted that the access road has already been constructed and is well connected. Further, the promoter stated that the final approval for road access permission has already been applied before the competent authority and is still pending. 3. Copy of five sets of executed application form, allotment letter, BBA and Conveyance deed and payment receipt needs to be submitted. **Status: Submitted, but not in accordance with the provisions of the Act, Rules, and Regulations.**

Recommendation: 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. 44.

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 u/s 6 of the Act, 2016.

Ashish Dubey
Chartered Accountant

Deepika
Planning Executive

Day and Date of hearing	Monday and 11.05.2026
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated 11.05.2026

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

Sh. Vineet Maheshwari (AR), Sh. Siddharth Kapoor (AR), Sh. Vedant Batra (AR) are present on behalf of promoter.

The Authorized Representative of the promoter states that the construction work of the project is approximately 90% complete as on date, and the internal finishing works are currently in progress. Further, the AR states that the remaining works in the project will be completed in less than one year.

In view of the above, approved as proposed, subject to submission of the remaining deficiencies mentioned above under Remarks at Sr. No. 44. The extension of the registration certificate shall be issued only after submission of the documents mentioned at Sr. No. 44 along with the draft Builder Buyer Agreement in accordance with the provisions of the Act, Rules, and Regulations. Further, the promoter shall ensure that any agreement executed henceforth is duly complied with and executed in accordance with the approved draft BBA prescribed under the Haryana Real Estate (Regulation and Development) Rules, 2017.

(Arun Kumar)
Chairman, HARERA