



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details		
1.	Registration certificate no.	665/397/2023/09		
2.	Date of Registration	13.01.2023		
3.	Date of expiry of validity of registration	31.12.2026		
4.	Name of promoter	M/s Signature Infrabuild Pvt. Ltd.		
5.	Name of project	Signature Global City 92-2		
6.	Area of project	8.3125 acres		
7.	Nature of project	Independent Residential Floors		
8.	Location of project	Sector 92, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3822-2023		
10.	Status of compliance done by the promoter			
	Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
	The promoter shall submit the environmental clearance within 3 months.	13.04.2023	09.04.2023	Within time
	The promoter shall submit the fire scheme approval within 3 months.	13.04.2023	27.05.2023	Delay of 44 days
	The promoter shall submit the approved service plans and estimates within 3 months.	13.04.2023	11.07.2023	Delay of 89 days
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date refundable security	Amount	Submitted for
	IndusInd Bank	Cheque no. 907974 dated 12.01.2023	25 lacs	Environmental clearance
	IndusInd Bank	Cheque no. 907972 dated 12.01.2023	25 lacs	Fire scheme

Email: hareragurugram@gmail.com, reragurugram@gmail.com, **Website:** www.harera.in
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

	IndusInd Bank	Cheque no. 907973 dated 12.01.2023	25 lacs	Service plans and estimates
* The security amount submitted for compliance of RC no. 08 of 2023 was considered for security against service plans and estimates approval in RC no 09 of 2023 as well.				
12.	File status	Date		
	Show cause notice sent on	21.08.2023		
	First reply received on	19.09.2023		
	First hearing on	21.09.2023		
	Second hearing on	23.11.2023		
	Third hearing on	29.02.2024 (adjourned)		
13.	Case history			
	Whereas an application for registration of the above real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 was submitted to the Authority by M/s Signature Infrabuild Pvt. Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority Gurugram. Since the promoter failed to comply with the conditions mentioned in the registration certificate within the prescribed time, the Authority issued a show- cause notice dated 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 21.09.2023.			
	The promoter submitted a reply dated 19.09.2023 in the Authority on scrutiny of which it is noted that the promoter has obtained the electrical load availability connection within the stipulated time. However, the approvals of service plans and estimates, and fire scheme are obtained after a delay of 89 days and 44 days, respectively.			
	<u>Proceedings dated 21.09.2023</u>			
	Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Anurag Srivastava (GM) and Sh. Vedant Batra (CS) are present on behalf of the promoter			
	The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.			
	The matter to come on 23.11.2023 for further proceedings.			
	<u>Proceedings dated 23.11.2023</u>			
	Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.			
	The Authority is in the process of framing guidelines/Regulation to deal with cases of delayed compliance. The above matter shall be dealt according to the decision of the Authority in this regard. Till then, the proceedings may be kept pending.			
	The matter to come up on 29.02.2024.			

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On 29.02.2024, the matter was adjourned to 22.03.2024.

Further, the Authority decided in its meeting dated 01.01.2024 that the compliances by the promoters must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.


(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing

Friday and 22.03.2024

Proceedings recorded by

Ram Niwas

Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

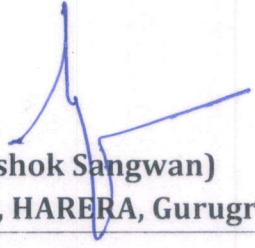
Sh. Vedant Batra (CS) and Sh. Ravinder (Executive) appeared on behalf of the promoter. He states that the promoter had applied for the requisite clearances on time but the delay was on the part of the concerned department.

However, it is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of cheque in lieu of submission of the requisite clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that these cheques shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.

In view of the fact that the promoter has failed to submit the approval of fire scheme and, service plans and estimates within the specified timeline of three months as per conditions of the registration certificate no. 665/397/2023/09 dated 13.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approval is hereby forfeited. The security amount submitted for compliance of RC no. 08 of 2023 was considered for security against service plans and estimates approval in RC no 09 of 2023 as well and already stands forfeited in RC no. 08 of 2023.

Further, the security amount submitted in lieu of the environmental clearance shall be refunded as the same is obtained by the promoter within the stipulated time.

The matter stands disposed of.


(Ashok Sangwan)
Member, HARERA, Gurugram

On 27.02.2024, the matter was adjourned to 22.03.2024.

Further, the Authority decided in its meeting dated 21.01.2024 that the conditional registration of the promoters must be made without fail within the stipulated time period. In view of the fact that the promoters failed to deposit the security amount as per the provisions of the Act of 2016.

(At. Nares) Gauran

Associate Architectural Executive

Friday and 22.03.2024

Patil House

Day and date of hearing

Proceedings conducted by

At. Nares Gauran (Associate Architectural Executive) presided the facts of the case.

Sr. Vasant Bhat (CS) and Sr. Ravinsh (Executive) appeared on behalf of the promoter. He stated that the promoter had applied for the requisite clearance on time but the delay was on the part of the concerned department.

However, it is not disputed that the promoter was granted conditional registration as per the Act and depositing of security amount in the form of cheque in lieu of submission of the requisite documents within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that these cheques shall be lodged in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions.

In view of the fact that the promoter has failed to submit the approval of the scheme and plans and estimates within the stipulated time period of three months as per conditions of the registration certificate no. 065/2023/09 dated 13.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approval is hereby forfeited. The security amount submitted in compliance of RC no. 08 of 2023 was considered for security against service plans and estimates approval in RC no. 09 of 2023 as well and already stands forfeited in RC no. 08 of 2023.

Further, the security amount submitted in lieu of the environmental clearance shall be forfeited as the same is obtained by the promoter within the stipulated time.

The matter stands disposed of.

(At. Nares) Gauran

Member, HAREBA, Gururwa