



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.	682/414/2023/26		
2.	Date of Registration	30.01.2023		
3.	Date of expiry of validity of registration	30.11.2027		
4.	Name of promoter	M/s Signature Builders Pvt Ltd		
5.	Name of project	Signature Global City 93		
6.	Area of project	9.304 acres		
7.	Nature of project	Independent Residential Floors		
8.	Location of project	Sector 93, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-3834-2023		
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.	30.04.2023	09.04.2023	Within time ✓
	The promoter shall submit the fire scheme approval within 3 months.	30.04.2023	19.05.2023	Delay of 19 days -
	The promoter shall submit the approved service plan and estimates within 3 months.	30.04.2023	04.08.2023	Delay of 96 days -
11.	Details of refundable security submitted by the promoter			
	Name of the bank	No. And date refundable security	Amount	Submitted for
	Yes Bank	523770 dated 28.01.2023	25 lacs	Environmental clearance
	Yes Bank	523769 dated 28.01.2023	25 lacs	Fire scheme
	Yes Bank	523768 dated 28.01.2023	25 lacs	Service plans and estimates

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

	*The security amount submitted in RC no 25 of 2023 is considered as security against service plans and estimates in RC no 26 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	
	<p>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 Builders 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 has submitted a reply in dated 19.09.2023 which is scrutinized and status of compliance is as listed above at S. No. 10. Further, the promoter has requested the Authority to take a lenient view in the matter.</p> <p><u>Proceedings dated 21.09.2023</u></p> <p>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 up on 23.11.2023.</p> <p><u>Proceedings dated 23.11.2023</u></p> <p>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. On 29.02.2024, the matter got adjourned to 22.03.2024.</p> <p>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</p>	

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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

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 guarantees shall be forfeited by the Authority in case the promoter fails to submit the approved service plans and estimates within the stipulated time period.

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. 682/414/2023/26 dated 30.01.2023, the security deposited by the promoter in lieu of the timely submission of the above approvals is hereby forfeited.

Further the security amount submitted in lieu of 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

Act of 2018

Handwritten initials

Associate Architectural Executive

Friday and 25.1.2014

Day and date of hearing

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

Ar. Neeraj-Gautam (Associate Architectural 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 shown in the and depositing of security amount in the form of cheque in lieu of submission of the plans and clearances within the time specified in the conditional registration. It was clearly mentioned in the registration certificate that if the promoter fails to submit the approved service plans and estimates within the stipulated time period.

In view of the fact that the promoter has failed to submit the approval of the scheme well within plans and estimates within the specified timeline of the conditional registration per conditions of the registration certificate no 8821-41-12023\28 dated 30.01.2023, the security deposited by the promoter, and the timely submission of the same approvals is hereby forfeited.

Further the security amount submitted in lieu of environmental, technical and the refund of the same is returned by the promoter within the stipulated time.

The matter stands disposed of.

Member HARERA, Gurukulam
(Asst. Secy)