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

	***The security amount submitted in RC no 25 of 2023 is considered as security against service plans ans 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

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 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.

Proceedings dated 21.09.2023

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.

(Ar. Neeraj Gautam)
Associate Architectural Executive

Day and date of hearing	Thursday and 23.11.2023
Proceedings recorded by	Ram Niwas

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.

(Ashok Sangwan)
Member, HARERA, Gurugram