



**BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM**

Registration No.	GGM/665/397/2023/09	dated
Name of promoter	M/s Signature Infrabuild Pvt. Ltd.	
Name of project	Signature Global City 92-2	
Suo motu complaint no.	RERA-GRG-3822-2023	

**ORDER**

1. 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 Ltd. and after due consideration, the said real estate project was conditionally registered with the Haryana Real Estate Regulatory Authority, Gurugram with the following details:

S. No.	Particulars	Details
1.	Registration No.	GGM/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

2. The registration certificate was issued to the promoter subject to the submission of security amount of Rs. 25 lacs each on account of submission of the approved environmental clearance, fire scheme approval for commercial area, and approved service plan and estimates within three months. Condition (G)(ii) of the registration certificate no. 09 of 2023 dated 13.01.2023 is re-iterated below:

*"The promoter has submitted cheque no. 907974, 907973 and 907972 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved environment clearance, fire scheme approval of commercial area and service plans and estimates within three months from the date of issuance of registration certificate. This cheque shall be forfeited in case the conditions are not fulfilled by the promoter within the stipulated time period mentioned in the conditions."*

3. Status of compliance of conditions by the promoter as follows:



Project	Signature Global City 92-2
Promoter	M/s Signature Infrabuild Pvt. Ltd.

Conditions	Compliance date	due	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

4. The Authority, in its meeting dated 01.01.2024 decided that compliances by the promoter must be made without fail within the timeline of conditional registration failing which the BG/ security be forfeited.
5. In the hearing dated 22.03.2024, Sh. Vedant Batra (CS) and Sh. Ravinder (Executive) appeared on behalf of the promoter and stated that the promoter had applied for the requisite clearances on time, but the delay was on the part of the concerned department.
6. 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.
7. 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.
8. 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.

Secretary,  
For and on behalf of: Haryana Real estate  
Regulatory Authority, Gurugram

**Haryana Real Estate Regulatory Authority, Gurugram**

Dated: 03-04-2024