



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

| | | | |
|------------------------|----------------------------------|-------|------------|
| Registration No. | GGM/682/414/2023/26 | dated | 30.01.2023 |
| Name of promoter | M/s Signature Builders Pvt. Ltd. | | |
| Name of project | Signature Global City 93 | | |
| Suo-motu compliant no. | RERA-GRG-3834-2023 | | |

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 Builders Pvt. 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/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 |

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 environmental clearance, approved fire scheme, and approved service plan and estimates within three months. Condition (G)(ii) of the registration certificate no. 26 of 2023 dated 30.01.2023 is reiterated below:

G(ii)

"The promoter has submitted cheque nos. 523770 dated 28.01.2023; 523769 dated 28.01.2023; and 523768 dated 28.01.2023 of Yes Bank amounting to Rs. 25 lakhs each as a guarantee to submit the environmental clearance, approved fire scheme and approved service plans and estimates in the Authority within three months from the date of grant of registration. These guarantees shall be forfeited by the Authority in case the promoter fails to submit the approvals within the stipulated time."

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



| | |
|----------|----------------------------------|
| Project | Signature Global City 93 |
| Promoter | M/s Signature Builders 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. | 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 |

4. On account of non-compliance of the conditions mentioned in the registration certificate, the show cause notice dated 21.08.2023 as to why the registration certificate shall not be revoked, and penal proceedings be not initiated against the promoter and various opportunities of hearing were provided to the promoter.
5. 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.
6. 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. 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.
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. 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.
8. 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.

Secretary,

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

Haryana Real Estate Regulatory Authority, Gurugram

Dated: 3.4.2024