



**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/664/396/2023/08 dated 13.01.2023
Name of promoter	M/s Signature Infrabuild Pvt. Ltd.
Name of project	Signature Global City 92-2
Suo motu complaint no.	RERA-GRG-3821-2023

**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/664/396/2023/08
2.	Date of Registration	13.01.2023
3.	Date of expiry of validity of registration	30.03.2024
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	Affordable Residential Plotted Colony under DDJAY
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 on account of submission of the approved service plan and estimates within three months. Condition (G)(iii) of the registration certificate no. 08 of 2023 dated 13.01.2023 is re-iterated below:

*"The promoter has submitted cheque no. 907972 dated 12.01.2023 of IndusInd Bank amounting to Rs. 25 lacs as a guarantee to submit the approved service plans and estimates in the Authority within three months from the date of grant of registration. This guarantee shall be forfeited by the Authority in case the promoter fails to submit the approved service plans and estimates within the stipulated time."*

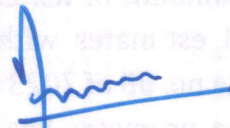
3. Status of compliance of conditions by the promoter as follows:



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

Conditions	Compliance due date	Date of approval obtained on	Whether compliance done within time frame
The promoter shall submit the approval of service plans & estimates within 3 months	13.04.2023	11.07.2023	Delay of 89 days
The promoter shall submit the electrical load availability in one month	13.02.2023	22.12.2022	Within time

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 service plans and estimates within the specified timeline of three months as per conditions of the registration certificate no. 664/396/2023/08 dated 13.01.2023, the security deposited by the promoter in lieu of the timely submission of the approved service plans and estimates is hereby forfeited.

  
Secretary,

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

Haryana Real Estate Regulatory Authority, Gurugram

Dated: