



**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 लाईस गुरुग्राम, हरियाणा

**NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF**

S. No.	Particular	Details		
1.	Registration certificate no.	GGM/850/582/2024/77		
2.	Date of Registration	22.07.2024		
3.	Date of expiry of validity of registration	31.03.2030		
4.	Name of promoter	M/s Emperium Infrastructure Pvt. Ltd.,		
5.	Name of project	Emperium Premio		
6.	Area of project	3.7880 acres		
7.	Nature of project	Group Housing		
8.	Location of project	Sector- 37C, Gurugram		
9.	Suo-motu complaint no.	RERA-GRG-250-2025		
10.	<b>Status of compliance done by the promoter</b>			
	<b>Conditions</b>	<b>Compliance due date</b>	<b>Date of approval obtained on</b>	<b>Whether compliance done within time frame</b>
	The promoter shall submit the environmental clearance within 4 months from the date of grant of the registration	22.11.2024	-	Not submitted
	The promoter shall submit the revised approved fire scheme within four months from the date of grant of registration	22.11.2024	12.04.2024	Within time
11.	<b>Details of refundable security submitted by the promoter</b>			
	<b>Name of the bank</b>	<b>No. &amp; date of refundable security</b>	<b>Amount</b>	<b>Submitted for</b>
	Axis Bank	500085 dated 15.07.2024	25 lacs	Environmental clearance
	Axis Bank	500086 dated 15.07.2024	25 lacs	Fire scheme
12.	<b>File status</b>	<b>Date</b>		
	Show cause notice sent on	16.01.2025		
	First hearing on	30.01.2025		
13.	<b>Case history</b>			

**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 अर्तगत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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Suo- motu complain no.

RERA-GRG-250-2025

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 Emperium Infrastructure 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 16.01.2025 for forfeiture of security amount submitted in lieu of environmental clearance. The security amount deposited on account of fire scheme submission already stands refunded to the promoter since the same was obtained within the stipulated time period.

(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

Thursday and 30.01.2024

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

Sh. Dinesh Anand (Finance Manger) appeared on behalf of the promoter and states that the EC proposal was approved in the meeting of SEAC held on 29.07.2024 but certain documents were sought from the promoter by SEIAA due to which the approval is delayed and the approval is expected within 30 days.

Heard.

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 which the BG/ security be forfeited and further action be initiated as per the provisions of the Act of 2016.

It is not disputed that the promoter was granted conditional registration at its own accord and depositing of security amount in the form of demand draft 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 DD's shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period.

In view of the above, the security amount deposited by the promoter in lieu of timely submission of environmental clearance is hereby forfeited. The security amount deposited on account of timely submission of fire scheme approval already stands refunded since the same was obtained within the stipulated time period mentioned in the conditions.

Further, last opportunity is granted to the promoter to submit the pending compliance within a period of one month failing which proceedings u/s 7 are liable to be initiated.

The matter to come up on 06.03.2025.

(Ashok Sangwan)

Member, HARERA, Gurugram

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