

BEFORE THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Registration No.	GGM/850/582/2024/77 dated 22.07.2024
Name of promoter	M/s Emperium Infrastructure Pvt. Ltd.,
Name of project	Emperium Premio
Location of project	Sector- 37C, Gurugram
Suo motu complaint no.	RERA-GRG-250-2025
Date of decision	06.03.2025

ORDER

सत्यमेव जयते

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 Emperium Infrastructure 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/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

2. Whereas on the request of the promoter, the Authority had decided to issue the registration certificate subject to the following conditions:

S. No.	Condition	Compliance due date	Date of approval obtained on
1.	The promoter shall submit the environmental clearance within 4 months from the date of grant of the registration	22.11.2024	31.01.2025
2.	The promoter shall submit the revised approved fire scheme within four months from the date of grant of registration	22.11.2024	17.08.2024

3. The promoter had deposited the following security amount as a token of his assurance to comply with the above conditions within the stipulated time period:

Name of the bank	No. And date of refundable security	Amount	Submitted for
Axis Bank	500085 dated 15.07.2024	25 lacs	Environmental clearance
Axis Bank	500086 dated 15.07.2024	25 lacs	Fire scheme

4. Since the promoter failed to obtain the environmental clearance within the prescribed time period mentioned in the conditions, the Authority issued a show-



cause notice dated 16.01.2025 for forfeiture of security amount submitted in lieu of environmental clearance with an opportunity of hearing on 30.01.2025.

5. On 30.01.2025, Sh. Dinesh Anand (Finance Manger) appeared on behalf of the promoter and stated 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.
6. 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 DDs shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period.
7. In view of the above, the Authority decided in proceedings dated 30.01.2025 to forfeit the security amount deposited by the promoter in lieu of timely submission of environmental clearance.
One last opportunity of hearing was granted to the promoter to submit the pending compliance within a period of one month failing which proceedings u/s 7 was liable to be initiated. The matter was fixed for the next date of hearing on 06.03.2025.
8. On 06.03.2025, Sh. Dinesh Anand (Finance Manger) appeared on behalf of the promoter and stated that the EC has now been submitted vide Dak ID 87478 dated 24.02.2025.
9. 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.
10. Since the compliance is now made, the case is filed.

Ashok Sangwan,
Member, HARERA, Gurugram

Haryana Real Estate Regulatory Authority, Gurugram