



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		64-91
Day and Date	Tuesday and 30.08.2022	
Complaint Nos.	CR/4655/2020 Case titled as Ashish Kumar Dhimam and Anr V/s M/s Vatika Ltd. & Anr.	
	CR/4698/2020: Arun Sharma And Anr V/S Vatika Limited	
	CR/4700/2020: Madan Singh And Anr V/S Vatika Limited	
	CR/4736/2020: Biswajit Acharya And Anr V/S Vatika Limited	
	CR/4760/2020: Himanshu Pachauri V/S Vatika Limited	
	CR/4778/2020: Anjali Rathore And Anr V/S Vatika Limited	
	CR/4815/2020: Vinod Kumar Agarwal V/S Vatika Limited	
	CR/4823/2020: Amit Kumar Gupta V/S Vatika Limited	
	CR/4838/2020: Gaurav Kumar And Anr V/S Vatika Limited	
	CR/4853/2020: Sharad Drolia V/S Vatika Limited	
	CR/4856/2020: Manoj Taneja V/S Vatika Limited	
	CR/4860/2020: Himanshu Arora V/S Vatika Limited	

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



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CR/4875/2020

	CR/4875/2020: Pritesh Saparia V/S Vatika Limited
	CR/4900/2020: Vikas Jindal and Anr V/S Vatika Limited
	CR/4903/2020: Umar Shafi Banday and Ors V/S Vatika Limited
	CR/173/2021: Ashish Kumar Aggarwal V/S Vatika Limited
	CR/221/2021; Mukta Singh and Anr V/S Vatika Limited
	CR/314/2021: Kapil Tiwari and Ors V/S Vatika Limited
	CR/315/2021: Rahul Arora and Anr V/S Vatika Limited
	CR/318/2021: Rishab Rohit Jain and Anr V/S Vatika Limited
	CR/403/2021: Sudhir Nayyar and Anr V/S Vatika Limited
	CR/404/2021: Rahul Sahi and Anr V/S Vatika Limited
	CR/413/2021: Ayush Vardhan Agarwal V/S Vatika Limited
	CR/567/2021: Ruchir Chawla and Anr V/S Vatika Limited
	CR/1043/2021: Anurag Singh Nirmal V/S Vatika Limited

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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1905/2021

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	CR/1905/2021: Ketav Sharma V/S Vatika Limited
	CR/1908/2021: Arvind Pandey and Anr V/S Vatika Limited
	CR/2728/2021: Ashish Malhan V/S Vatika Limited
Complainants	Arun Sharma
	Madan Singh
	Biswajit Acharya
	Himanshu Pachauri
	Anjali Rathore
	Vinod Kumar Agarwal
	Amit Kumar Gupta
	Gaurav Kumar
	Sharad Drolia
	Manoj Taneja
	Himanshu Arora
	Pritesh Saparia
	Vikas Jindal and Anr
	Umar Shafi Banday and Ors
	Ashish Kumar Aggarwal
	Mukta Singh and Anr
	Kapil Tiwari and Ors
	Rahul Arora and Anr
	Rishab Rohit Jain and Anr
	Sudhir Nayyar and Anr
	Rahul Sahi and Anr

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भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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The project seems to be abandoned one as neither any progress w.r.t. the same has been received nor there is anything on the record to show the construction being carried out at the spot by the promoter. The project was launched by the respondent after obtaining a license in this regard from DTCP, Haryana vide license No. 91 of 2013 dated 26.10.2013. The allotment of the unit was made in favour of the allottees and the due date for completion of the project was fixed upto the validity of registration which comes to the year 2025. More than about 9 years from the date of the booking of the units have already expired. There is no hope that construction of the project is likely to be completed by the target date. It is unlikely that the project having number of units with multiple stories is likely to be completed within a short span leading to an inference to project being abandoned.

The Enquiry Officer Shri Ramesh Kumar retired DSP appointed during the last hearing to enquire about the above project has submitted a preliminary enquiry report which is taken on record. The counsel for both the parties request for supply of its copy, accordingly a copy be supplied to both the counsels for the parties today itself.

Further, the respondent is directed to submit a proposal for payment of refund to be made in the above project as there no possibility of its completion in the foreseen able future inspite of a lapse of more than 9 years since allotment of the units of above project.

The respondent No.2 is a financial institution who has extended loans to the allottees and shall submit the list of the loan amount as well as outstanding dues in respect of concerned allottees, which are to be considered while making refund to allottees by the promoter-respondent.

Matter to come up on **19.10.2022** for further proceedings.

V.I - 3  
Vijay Kumar Goyal  
Member

Dr. KK Khandelwal  
Chairman  
30.08.2022