NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	Registration Certificate No.	RC/REP/HARERA/GGM/561/293/2022/36
2.	Date of registration	16/05/2022
3.	Date of validity of registration	31/03/2029
4.	Name of the project	VATIKA INDIA NEXT (PHASE-II)
5.	Name of the promotor	VATIKA LIMITED
6.	Nature of the project	PC
7.	Location of the project	Sector 81-85, Gurugram
8.	Area registered	295.406 acres
9.	Suo-Moto complaint No.	RERA-GRG-7045-2022
10.	Status of documents to be submitted within timeframe are as under:	

S. no.	Conditions	Compliance end date	Date of approval obtained on	Status	No. of days lapsed
1.	Approval of environment clearance within three months from date of grant of RC	14-08-2022	Not submitted		
2.	Approved service estimates and plans within three months from the date of grant of registration certificate.	14-08-2022	Not submitted		
3.	Renewal of license no. 71 of 2010 and 66 of 2014 within three months from date of grant of RC	14-08-2022	Not submitted		
4.	Assurance of sewerage line connection and assuraqnce of storm water drainage within three months from date of grant of RC	14-08-2022	09-08-2022	On time	
5.	The promoter shall apply for registration of the floor and villas as a separate project within 30 days of issuance of RC	15-06-2022	Not submitted		
6.	As the floors/villas are developed by the same developer, an undertaking will be provided that the promoter will offer possession of the floors and villas only after laying down of requisite infrastructure and after getting part CC of the area of the project where such units are situated.	15-06-2022	Not submitted		
7.	The promoter shall submit updated inventory and other information on the web	15-06-2022	Not submitted		

		portal of the authority for the area for which part CC has been obtained within 30 days of grant of RC.				

11. Details of bank guarantees

Bank Name	BG No and Date	Amount	Valid upto
Bank of India	6038IPEBG220012 dated 12-07-2022	25 lacs	12/07/2023
Bank of India	6038IPEBG220011 dated 12-07-2022	25 lacs	12/07/2023
Bank of India	6038IPEBG220010 dated 12-07-2022	25 lacs	12/07/2023

12.

File Status	Date
Show Cause notice sent on	02-11-2022
1st hearing on	02-12-2022

13. Project Summary

An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has failed to comply with the conditions within the stipulated time, therefore, a show cause notice dated 02-11-2022 was issued to the promoter for forfeiture of bank guarantee and revocation of registration certificate with the directions to submit the reply within 15 days failing which their real estate project may be revoked under 7(1) of the Real Estate (Regulation and Development) Act, 2016 and penal proceedings may be initiated under section 63 for non-compliance of the directions issued by the Authority. Also, an opportunity of hearing was offered to the promoter on 02-12-2022.

2/12/22
(Jyoti Yadav)
Planning Executive

Day and Date of hearing	Friday and 02-12-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 02-12-2022
Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.
Sh. Virender Dhar (VP), Sh. Jitender Kumar (Manager) and Sh. Rahul Johari (Manager) are present on behalf of the promoter.
The reply as submitted by the promoter during hearing is taken on record.
The matter to come up on 16.12.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Vijay Kumar Goyal)
Member, HARERA, Gurugram

(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram