



Complaint No. 3186 of 2022

## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### **COMPLAINT NO. 3186 of 2022**

HRERA, Panchkula

...COMPLAINANT

VERSUS

Vatika Limited

....RESPONDENT

**CORAM: Dr. Geeta Rathee Singh**  
**Nadim Akhtar**

**Member**  
**Member**

**Date of Hearing: 17.04.2023**

**Hearing: 1<sup>st</sup>**

**Present: None on behalf of Respondent.**

### **ORDER (NADIM AKHTAR- MEMBER)**

This suo-motu complaint was registered against the respondent to show cause as to why Registration Certificate No. HRERA-PKL-AMB-84-2019, dated 08.01.2019 granted for a residential plotted colony namely "Vatika City Central" on land measuring 160.683 acres located in Sector 21,22,23 & 25, Ambala be not revoked for defaulting in the renewal of license as required under the provisions of the RERA Act 2016 and rules and regulations framed thereunder.

2. Licenses no. 256 of 2007 dated 07.11.2007 & 100 of 2014 dated 13.08.2014 stands expired on 06.11.2019 & 12.08.2019 respectively and the respondent has failed in its obligation to furnish a valid license as per the requirement of Section 4 (2) (l) (E) of RERA Act 2016.
3. The applicant/promoter vide reply dated 22.12.2022 has informed that at the time of registration both the licenses were valid and now they have paid license renewal fee of Rs. 32.39 Lakhs for a period of 5 years vide letter dated 14.12.2021, however the renewal is pending due to non-payment of balance EDC of Rs. 669.89 Lakhs. They have further submitted that now the EDC amounting to Rs. 669.89 Lakhs had been adjusted towards the said license from the excess EDC paid earlier to DTCP and renewals are still in process.
4. In view of the above, Authority observes that since the licenses have expired, therefore the promoter is directed not to sell any unsold inventory or create any third party rights in the project till renewal is granted by DTCP.
5. Adjourned to 24.07.2023.

  
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**DR. GEETA RATHEE SINGH**  
**[MEMBER]**

  
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**NADIM AKHTAR**  
**[MEMBER]**