

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

S. No.	Particular	Details
1.	Registration certificate no.	680/412/2023/24
2.	Date of Registration	30.01.2023
3.	Date of expiry of validity of registration	30.06.2024
4.	Name of promoter	M/S Vatika One India Next Pvt. Ltd.
5.	Name of project	Vatika Crossover
6.	Area of project	9.66 acres
7.	Nature of project	Commercial SCO
8.	Location of project	Sector 82A, Gurugram
9.	Suo-motu complaint no.	RERA-GRG-3830-2023
10.	Status of compliance done by the promoter	
	Conditions	Compliance due Date of Whether approval obtained on compliance done within time frame
	The promoter shall submit the approval of service plans & estimates within 3 months	30.04.2023 Not submitted -
	The promoter Shall submit a cheque amounting to Rs 25 Lakhs as a guarantee for submission of QPR's for the projects registered vide RC no. 213 of 2017, 237 of 2017, 263 of 2017, 271 of 2017, 272 of 2017, 280 of 2017 and 281 of 2017 within a period of 2 mo	30.03.2023 24.03.2023 Within time
11.	Details of refundable security submitted by the promoter	

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

	Name of the bank	No. And date refundable security	Amount	Submitted for
	HDFC Bank	Cheque no. 003233 dated 14.03.2023	25 lacs	Service plans and estimates.
	HDFC Bank	Cheque no. 003232 dated 14.03.2023	25 lacs	QPRs
12.	File status		Date	
	Show cause notice sent on		21.08.2023	
	First reply received on		18.09.2023	
	First hearing on		21.09.2023	
	Second hearing on		26.10.2023	
13.	Case history 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 Vatika One India Next 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 21.08.2023 as to why the registration certificate shall not be revoked and penal proceedings shall not be initiated against the promoter and an opportunity of hearing was offered on 21.09.2023. The promoter submitted a reply dated 18.09.2023 in the Authority requesting for release of security amount submitted in lieu of submission of QPRs and stating the service plans and estimates have been recommended from GMDA to DTCP and the final approval will be submitted as and when received. <u>Proceedings dated 21.09.2023</u> Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. Sh. Virender Dhar (AR) is present on behalf of the promoter. The AR of the promoter seeks one month time to submit the approval of service plans and estimates. One opportunity is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate. The matter to come up on 26.10.2023. <u>Proceedings dated 26.10.2023</u> Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case. None is present on behalf of the promoter.			

One final opportunity is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate.

The matter to come up on 23.11.2023 for further proceedings.



(Ar. Neeraj Gautam)

Associate Architectural Executive

Day and date of hearing

Thursday and 23.11.2023

Proceedings recorded by

Ram Niwas

Proceedings dated 23.11.2023

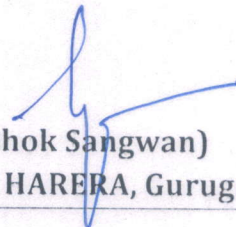
Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.

Sh. Jitender Kumar (AR) and Sh. Rahul Johari (AR) are present on behalf of the promoter.

The AR of the promoter states that the DTCP has granted the approval for availing benefit of "Samadhan se Vikas" to the promoter for the license pertaining to this project vide memo dated 22.11.2023. the AR further states that the service plans and estimates are in the final stage of approval and the same will be obtained shortly. The AR of the promoter requests more time to submit the approval of service plans and estimates in the Authority.

A final opportunity is granted for submitting the above compliance subject to the final decision of the Authority regarding delay in submission of compliance in terms of the registration certificate.

Matter to come up on 28.12.2023 for further proceedings.



(Ashok Sangwan)

Member, HARERA, Gurugram

