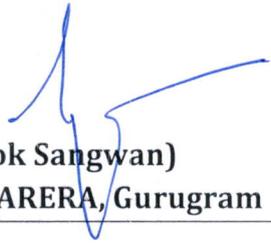


NON- COMPLIANCE OF CONDITIONS OF REGISTRATION CERTIFICATE HEARING BRIEF

| 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 | Date of approval obtained on | Whether 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 281of 2017 within a period of 2 mo | 30.03.2023 | 24.03.2023 | Within time |
| 11. | Details of refundable security submitted by the promoter | | | |
| | 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 | |
| 13. | Case history | | | |
| | <p>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.</p> <p>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.</p> | | | |
| | | | |  (Ar. Neeraj Gautam) Associate Architectural Executive |
| Day and date of hearing | | | Thursday and 21.09.2023 | |
| Proceedings recorded by | | | Ram Niwas | |
| <p>Proceedings dated 21.09.2023</p> <p>Ar. Neeraj Gautam (Associate Architectural Executive) briefed the facts of the case.</p> <p>Sh. Virender Dhar (AR) is present on behalf of the promoter.</p> <p>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.</p> <p>The matter to come up on 26.10.2023.</p> | | | | |
| | | | |  (Ashok Sangwan) Member, HARERA, Gurugram |