



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3186 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Vatika Limited

....RESPONDENT

CORAM:

Parneet S Sachdev

Nadim Akhtar

Dr. Geeta Rathee Singh

Chander Shekhar

Chairman

Member

Member

Member

Date of Hearing: 31.01.2024

Hearing: 4th

Present: Sh. Narain on behalf of respondent through vide conferencing.

ORDER (Parneet S Sachdev-Chairman)

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. When this matter was heard on 17.04.2023, neither anyone appeared on behalf of the respondents nor any reply filed. Therefore, the Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

3. On 26.07.2023 neither anyone appeared nor any reply has been received. Therefore, the Authority had directed the promoter to show cause as to why penalty proceedings under Section 61 read with Section 63 of the RERA Act 2016 for failure to comply with the orders of the Authority be not initiated.

4. On the last date of hearing i.e. 04.12.2023, Sh. Jitendra Kumar stated that they have applied under Samadhan se Vikas Policy to the Director, Town and Country Planning Haryana for clearing their EDC dues and a written reply in this regard will be filed shortly. The Authority therefore directed the respondents to file written reply and if the reply is not filed before the next date of hearing then penalty proceedings under Section 61 read with Section 63 of the RERA Act 2016 shall be confirmed.

5. Today Sh. Narain appearing through video conferencing has informed that they have submitted reply dated 11.12.2023 to the above observations of the Authority in which it has been stated that the matter was pending due to overdue EDC charges at Vatika Group Level. They informed that they have applied for Samadhan se Vikas Policy and proposal has been accepted by the Department. Accordingly, they have transferred saleable area to the tune of Rs 102.82 crore in favour of DTCP by way of sale deed/gift deed on 03.11.2023 and 06.11.2023. Hence, overdue has been cleared and now they have initiated process for renewal of license at DTCP office and requested to grant 45-60 days for submission of renewed

license to the Authority. Therefore, it is requested not to revoke RERA Registration and not to initiate proceedings under Section 61 of the Act.

6. The Authority is of the view that since license no. 100 of 2014 dated 13.08.2014 had already lapsed on 12.08.2019 and License No. 256 of 2007 dated 07.11.2007 had lapsed on 06.11.2019 and renewed license has still not been obtained by the respondents therefore the Authority imposes a cost of Rs. 50,000 on the respondent. The said cost be deposited in the registry of the Authority before next date of hearing.

The orders of the Authority may be sent to the promoter through registered post.

7. Adjourned to 24.04.2024.


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Chander Shekhar
Member


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Dr. Geeta Rathee Singh
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman