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**	**Chairman**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 13.08.2025
Hearing: 10th
Present: None for the respondent.

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 respondent nor any reply filed. Therefore, the Authority had asked 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 filed. 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 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 respondent 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. On 31.01.2024, the Authority imposed a cost of ₹ 50,000/- on the respondent 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 licenses have still not been obtained by the respondent. The said cost be deposited in the registry of the Authority before next date of hearing. The orders were sent through mail on 18.04.2024 and registered post, which were delivered to the respondent on 30.03.2024.

6. Vide reply dated 12.04.2024, the respondent has deposited the said penalty of ₹ 50,000/- through demand draft dated 10.04.2024 drawn on HDFC Bank. Sh. Jitendra Kumar requested for some more time to submit a copy of renewed license since the same is pending with DTCP.

7. On 09.10.2024, neither anyone appeared on behalf of the respondent nor any reply has been filed.

8. On 08.01.2025, Sh. Jitendra Kumar reiterated that penalty of ₹50,000/- has been deposited and requested for additional time to file reply and to submit a copy of renewed license, as the same is pending with DTCP. Therefore, the Authority imposed additional penalty of ₹50,000/- due to the failure of the promoter to file reply. Further, the Authority directed the Managing Director/ Director of the Company to be present-in-person on the next date of hearing i.e. 05.03.2025.

Managing Director/ Director of the Company to be present-in-person on the next date of hearing i.e. 05.03.2025.

9. On 05.03.2025,Sh. Virender Dhar appeared on behalf on the respondent and informed that both the licenses i.e. License no. 256 of 2007 dated 07.11.2007 and License no. 100 of 2014 dated 13.08.2014 are pending with DTCP after submission of bank guarantee.

10. Regarding the additional penalty, he informed that he has deposited ₹50,000/- through online mode vide IMPS no. 506414426667 dated 05.03.2025. Further, he requested for 60 days' time for submission of renewed license, as these are in the final stages of approval.

11. After consideration, the Authority decided to impose a penalty of ₹ 1 lakh for non-appearance of the Managing Director/ Director of the Company and misrepresenting the Authority that cost of ₹ 50,000/- has been deposited whereas the same was deposited on 05.03.2025.

12. The Authority also directed the promoter to deposit the said penalty and the renewed license before the next date of hearing.

13. On the last date of hearing, i.e., 14.05.2025, Sh. Vijender Kumar, Director of the Company and Sh. Jitender Kumar appeared and informed that the penalty of ₹ 1 lakh has been deposited vide NEFT No. CMS0852595074504 dated 26.03.2025. Further, he informed that renewal of both the licenses are under consideration with DTCP and the requisite fee of ₹ 2,59,80,000/- & ₹ 13,20,000/- respectively had already been deposited. The Authority directed the promoter to submit the status of renewed licenses, before the next date of hearing and adjourned the matter to 13.08.2025.

14. Today, no one appeared nor any reply was filed. After consideration, Authority again directs the promoter to submit the status of renewal of licenses, before the next date of hearing.

15. Adjourned to **12.11.2025.**

Chander Shekhar	Dr. Geeta Rathee Singh	Parneet S Sachdev
Member	Member	Chairman

Haryana Real Estate Regulatory Authority • Panchkula •