



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.09.2022.**

**Item No. 184.18**

**(iii) Promoter : V & M Realcon**

**Project : "The Urban Village" - Commercial component measuring 3.64 Acres (forming part of Residential Plotted Colony measuring 174.373 acres) in Sector 21, 22, 23 & 25 of Draft Development Plan-2025, Ambala.**

**Temp ID: RERA-PKL-1127-2022**

**Present: Sh. Jyoti Sidana representative on behalf of promoter**

1. This application has been filed by M/s. V & M Realcon who have purchased commercial component measuring 3.64 acres from M/s Vatika Limited (forming part of Residential Plotted Colony measuring 174.373 acres). Applicant/promoter has got the building plans approved vide DTCP letter dated 02.09.2022. Project on this commercial component is proposed to be completed in September, 2027.

2. Authority has examined the application filed by the promoter and upon examination it observes as follows:

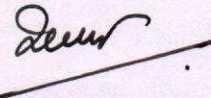
- i. As the licenses bearing no. 100 of 2014 dated 13.08.2014 and 256 of 2007 dated 07.11.2007 have expired and promoters have not submitted an application for its renewal. Authority observes that a copy of the renewed license be submitted by promoter after its renewal.
- ii. It has been noticed that as per exchange deed and revised layout plan, an area of 9.094 acres has been exchanged by the Licensee i.e. M/s Vatika Limited with HSVP. Therefore, Authority would advise applicant-promoter to approach Town and Country Planning Department and get schedule of land revised.



3. It is further observed that Registration Certificate No. HRERA-PKL-AMB-84-2019, dated 08.01.2019, for an area measuring 160.683 acres has been granted to M/s Vatika Limited to develop a residential plotted colony on land measuring 160.683 acres located at Sector-21, 22, 23 & 25 for which licenses were granted by DTCP vide licenses no. 256 of 2007 dated 07.11.2007 & 100 of 2014 dated 13.08.2014. However, as per the record of the Authority, licenses submitted by M/s Vatika Limited stands expired on 06.11.2019 & 12.08.2019 and M/s Vatika Limited has failed in its obligation to furnish a valid license as per requirement of Section 4 (2) (1) ( E). Therefore, Authority orders to issue show cause notice to M/s Vatika Limited under section 7 (1) as to why their registration be not revoked for defaulting in renewal of licenses which was required by or under RERA Act, 2016 and rules & regulations made thereunder.

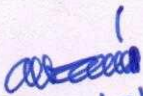
4. Adjourned to 17.10.2022. If promoters submit requisite information before this date, they may file an application for early hearing of the matter.

True copy



Executive Director,  
HRERA, Panchkula



  
29/9/22  
LA (Shubham)

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.