

**Hearing brief for registration under section 4**

S.No.	Particulars	Details	
1.	Name of the project	Vatika Crossover	
2.	Name of the promoter	M/s Vatika One India Next Private Limited	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 82A, Gurugram	
5.	Legal capacity to act as a promoter	License Holder	
6.	Name of license holder	M/s Vatika One India Next Private Limited	
7.	Status of project	New	
8.	Whether registration applied for whole/phase	Whole Project	
9.	Completion date as mentioned in REP-II	30.06.2024	
10.	Online application ID	RERA-GRG-PROJ-1192-2022	
11.	License no.	165 of 2022 dated 13.10.2022	Valid up to 12.10.2027
12.	Total licensed area	9.66 acres	Area to be registered 9.66 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	12.10.2027
	ii)	Zoning Plan Approval	N/A
	iii)	Layout plan Approval	DGTCP 8673 dated 13.10.2022
	iv)	Environmental Clearance	N/A
	v)	Architectural Control Sheet	ZP-1704/PA(DK)/2023/1375 dated 16.01.2023
	vi)	Service plan and estimate approval	Applied on 18.11.2022
14.	Fee details		
	Registration fee	58638.86 * 1.5 * 20 = Rs. 17,59,166/-	
	Processing fee	58638.86 * 10 = Rs. 5,86,389/-	
	Late fee	N/A	
	Total	Rs. 23,45,555/-	
15.	DD amount	1. Rs 14,67,000/- 2. Rs 8,79,000/-	
	DD no. and date	1. 061596 dated 21.11.2022	

**HARERA****GURUGRAM**

Vatika Crossover

RERA-GRG-PROJ-1192-2022

		2. 025383 dated 21.11.2022
	<b>Name of the bank issuing</b>	HDFC Bank
	<b>Deficient amount</b>	NIL
<b>16.</b>	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	22.11.2022
	<b>First notice Sent on</b>	05.12.2022
	<b>First hearing on</b>	12.12.2022
	<b>Second hearing on</b>	19.12.2022
	<b>Third hearing on</b>	02.01.2023
	<b>Fourth hearing on</b>	16.01.2023
	<b>Fifth hearing on</b>	23.01.2023
	<b>Sixth hearing on</b>	30.01.2023
<b>17.</b>	<b>Case History:-</b>	
		<p>The promoter M/s Vatika One India Next Private Limited who is a License Holder had applied for the registration of real estate project namely "Vatika Crossover" located at Sector-82A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 44427 dated 22.11.2022 and RPIN-536. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1192-2022. The project area for registration is same as that of the licensed area i.e., 9.66 acres. License no - 165 of 2022 dated 13.10.2022 valid up to 12.10.2027. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/536 dated 05.12.2022 was issued to the promoter with an opportunity of being heard on 12.12.2022.</p> <p>The promoter submitted a reply on 08.12.2022 which is scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p><b>On 12.12.2022</b>, the matter was adjourned to 19.12.2022.</p> <p>The promoter submitted a reply on 13.12.2022 and 15.12.2022 which were scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p><b>On 19.12.2022</b>, the promoter was directed to remove the deficiencies and the matter was adjourned to 02.01.2023.</p> <p><b>On 02.01.2023</b>, Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar (VP), Sh. Jitendra Kumar (Manager) and Sh. Rahul Johri (Manager) are present on behalf of the promoter. The ARs of the promoter are directed to remove the deficiencies and submit the deficit documents as detailed above. The matter was adjourned to 16.01.2023.</p> <p>On 16.01.2023, the matter was adjourned and fixed for 23.01.2023.</p> <p>The promoter submitted a reply on 16.01.2023 which was scrutinized and the remaining deficiencies were conveyed to the promoter.</p> <p>On 23.01.2023 the matter was adjourned to 30.01.2023.</p>

**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



	The promoter submitted a reply on 20.01.2023, 23.01.2023 and 27.01.2023 which were scrutinized and the status of documents are mentioned below	
<b>18.</b>	<b>Present compliance status as on 30.01.2023 of the deficiencies conveyed on the last hearing i.e., 23.01.2023</b>	<ol style="list-style-type: none"><li>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. <b>Status: Not submitted.</b></li><li>2 Online DPI needs to be corrected. <b>Status: Not Submitted.</b></li><li>3 Affidavit regarding no sale in the project for which license no. 258 of 2007 dated 19.11.20207 and 83 of 2011 dated 17.09.2011 were granted which stands migrated to license no. 165 of 2022 needs to be submitted. <b>Status: Submitted.</b></li><li>4 Approved Service Plan and Estimates needs to be submitted, if applied then copy of the same needs to be submitted. <b>Status: Applied on 18.11.2022. Approved by GMDA and forwarded to DTCP for further approval. Further promoter submitted the cheque no. 001006 dated 23.01.2023 amounting Rs. 25 lakh as a guarantee to submit the same within three months.</b></li><li>5 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. <b>Status: Submitted.</b></li><li>6 CA certificate for cost incurred and to be incurred needs to be revised. <b>Status: Submitted.</b></li><li>7 Original Escrow agreement needs to be provided. <b>Status: Submitted.</b></li><li>8 Bank Undertaking needs to be provided. <b>Status: Submitted.</b></li><li>9 Net worth of directors needs to be provided. <b>Status: Not required as the point kept on hold.</b></li><li>10 Copy of ITR form of the promoter along with computation needs to be submitted. <b>Status: Submitted.</b></li></ol>
	<b>Remarks</b>	<ol style="list-style-type: none"><li>1 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.</li><li>2 Online DPI needs to be corrected.</li><li>3 Approved Service Plan and Estimates needs to be submitted- <u>The promoter has submitted the cheque no. 001006 dated</u></li></ol>

23.01.2023 amounting Rs. 25 lakhs as a guarantee to submit the approved service plans and estimates within three months.

**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except corrections in online DPI, A-H form and approved service plans and estimates. The promoter has submitted the cheque no. 001006 dated 23.01.2023 amounting Rs. 25 lakhs as a guarantee to submit the approved service plans and estimates within three months.

It is recommended that the Authority may consider the grant of registration.

  
 (Asha)

**Chartered Accountant**

  
 (Sumeet)

**Engineer Executive**

<b>Day and Date of hearing</b>	Monday and 30.01.2023
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 30.01.2023

Sh. Sumeet, Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Virender Dhar (AR), Sh. Jitendra Kumar (AR), Sh. Rahul Johari (AR) and Sh. Uma Shankar (AR) are present on behalf of the promoter.

It has come to notice of the Authority that in the matter of registration certificate no. 130 of 2022 issued on 23.12.2022, an affidavit was submitted by the promoter to the effect that no sale, advertisement, booking etc. had taken place in the project "Aspiration" sector 88B. However, subsequently it was brought to the notice of the Authority that the promoter had allotted plots/ units in the said project prior to registration. Action has been initiated in this regard separately.

The current registration is granted as proposed subject to the condition that in case, it is brought to the notice of the Authority at any point of time that the promoter/ applicant has allotted/ advertised/ booked plots/units in this project, then action for revocation of this registration shall be initiated in addition to other penal action applicable under the Act of 2016.


The affidavit submitted regarding no sale/advertisement/marketing prior to registration is to be given by both the directors of the company.

Further, the promoter/ applicant 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 months from the date of issue of this certificate.

Approved subject to the above conditions.

  
 (Sanjeev Kumar Arora)

**Member, HARERA, Gurugram**

  
 (Ashok Sangwan)

**Member, HARERA, Gurugram**

  
 (Vijay Kumar Goyal)

**Member, HARERA, Gurugram**

  
 (Dr. K.K. Khandelwal)

**Chairman, HARERA, Gurugram**