

**Project hearing brief**

| S.No. | Particulars                                                              | Details                                                                                                                                                                                                                                                                                                                                              |                                                              |
|-------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 1.    | Name of the project                                                      | Vatika India Next 2                                                                                                                                                                                                                                                                                                                                  |                                                              |
| 2.    | Name of the promoter                                                     | M/s Vatika Limited                                                                                                                                                                                                                                                                                                                                   |                                                              |
| 3.    | Nature of the project                                                    | Residential Plotted Colony                                                                                                                                                                                                                                                                                                                           |                                                              |
| 4.    | Location of the project                                                  | Sector - 88A & 88B, Village- Harsaru, District Gurugram                                                                                                                                                                                                                                                                                              |                                                              |
| 5.    | Legal capacity to act as a promoter                                      | Collaborator                                                                                                                                                                                                                                                                                                                                         |                                                              |
| 6.    | Status of project                                                        | Ongoing                                                                                                                                                                                                                                                                                                                                              |                                                              |
| 7.    | Whether registration applied for whole                                   | Whole Project                                                                                                                                                                                                                                                                                                                                        |                                                              |
| 8.    | Online application ID                                                    | RERA-GRG-PROJ-1017-2022                                                                                                                                                                                                                                                                                                                              |                                                              |
| 9.    | License no.                                                              | 94 of 2013 dated 31.10.2013                                                                                                                                                                                                                                                                                                                          | Valid upto 31.10.2019                                        |
|       |                                                                          | 11 of 2015 dated 01.10.2015                                                                                                                                                                                                                                                                                                                          | Valid upto 30.09.2020                                        |
| 10.   | Total licensed area                                                      | 98.60 acres                                                                                                                                                                                                                                                                                                                                          | Area to be registered<br>98.60 acres                         |
| 11.   | Statutory approvals either applied for or obtained prior to registration |                                                                                                                                                                                                                                                                                                                                                      |                                                              |
|       | S.No                                                                     | Particulars                                                                                                                                                                                                                                                                                                                                          | Validity up to                                               |
|       | i)                                                                       | License Approval                                                                                                                                                                                                                                                                                                                                     | 31.10.2013<br>01.10.2015<br>30.09.2020 (Applied for renewal) |
|       | ii)                                                                      | Zoning Approval Plan                                                                                                                                                                                                                                                                                                                                 | Not Provided                                                 |
|       | iii)                                                                     | Layout Approval plan                                                                                                                                                                                                                                                                                                                                 | LC-2781/Asstt.(MS)/2022/4071 dated 17.02.2022<br>N/A         |
|       | iv)                                                                      | Environmental Clearance                                                                                                                                                                                                                                                                                                                              | 20.05.2016<br>19.05.2026                                     |
|       | v)                                                                       | Service plan and estimate approval                                                                                                                                                                                                                                                                                                                   | Applied on 18.04.2022                                        |
| 12.   | File Status                                                              | Date                                                                                                                                                                                                                                                                                                                                                 |                                                              |
|       | File received on                                                         | 18.08.2022                                                                                                                                                                                                                                                                                                                                           |                                                              |
|       | First notice Sent on                                                     | 09.09.2022                                                                                                                                                                                                                                                                                                                                           |                                                              |
|       | First hearing on                                                         | 12.09.2022                                                                                                                                                                                                                                                                                                                                           |                                                              |
| 14.   | Status of Documents                                                      |                                                                                                                                                                                                                                                                                                                                                      |                                                              |
|       | Deficit Documents                                                        | 01. Deficit fee to be paid – Rs. 1,62,43,324/-<br>02. Some annexures in the online application are not uploaded as well as some corrections also needs to be done in the online (A-H) application.<br>03. Online DPI needs to be corrected.<br>04. Powerline shifting- Undertaking needs to be submitted.<br>05. Project report needs to be revised. |                                                              |



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|--------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                |  | <p>06. Information to the revenue department regarding the entry of license and collaboration agreements needs to be submitted.</p> <p>07. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.</p> <p>08. Draft allotment letter needs to be revised.</p> <p>09. Draft BBA needs to be revised.</p> <p>10. Cost of land needs to be clarified according to the area applied for the registration.</p> <p>11. Affidavit by the promoter, keeping in view the provisions of section 4(2)(I)(D) of the Real Estate (Regulation &amp; Development) Act, 2016, needs to be submitted.</p> <p>12. Bank undertaking needs to be submitted</p> <p>13. Director report for the financial year 2018-19, 2019-20 and 2020-21 needs to be submitted.</p> <p>14. CA Certificate for expenditure incurred up to the date of registration needs to be submitted.</p> <p>15. CA Certificate for financial &amp; inventory details needs to be submitted.</p> <p>16. Cost of EDC, Conversion Charges needs to be mentioned as per LOI.</p> <p>17. Financial resources of the project need to be clarified.</p> <p>18. CA certificate for non-default in payment needs to be revised.</p> <p>19. Quarterly schedule of estimated expenditure needs to be corrected.</p> <p>20. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>21. Non encumbrance certificate not below the rank of tehsildar/ CHG form needs to be submitted.</p> <p>22. Approved service estimate and plan needs to be submitted.</p> <p>23. KYC of director (ABHISHEK PALIWAL, SEEMA DAS PATRA, VIJENDER KUMAR) needs to be provided.</p> |
| <b>Day and Date of hearing</b> |  | Monday and 12.09.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Proceeding recorded by</b>  |  | Ram Niwas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

### Case History:-

The promoter M/s Vatika Lmiited who is a collaborator applied for the registration of real estate project namely "Vatika India Next 2" located at Sector-83, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 39753 dated 18.08.2022 and RPIN-494A. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1017-2022. The project area for registration is same as that of the licensed area i.e., 98.60 acres. License no - 94 of 2013 dated 31.10.2013 and License no - 11 of 2015 dated 01.10.2015. The application for registration was scrutinized and 1<sup>st</sup> deficiency notice vide notice no.



**HARERA**  
**GURUGRAM**

Vatika India Next 2

RERA-GRG-PROJ-1017-2022

HARERA/GGM/RPIN/494A dated 18.08.2022 was issued to the promoter with an opportunity of being heard on 12.09.2022.

*Asha*  
(Asha)

Chartered Accountant

*Deepika*  
(Deepika)

Planning Executive (Intern)

**REPRESENTED THROUGH**

| Sr. no. | Name | Designation | Mobile No. | E-mail |
|---------|------|-------------|------------|--------|
| 1.      |      |             |            |        |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 12.09.2022

Ms. Deepika, Planning Executive (Intern) briefed about the facts of the project.

None is present on behalf of the promoter.

Although an email has been received in the Authority regarding adjournment. The Authority considered the application and the documents submitted along with it. The Authority observes that there are large number of documents pending including deficit registration fee. The licenses have also expired which need to be renewed. The Authority hereby exercising the powers under section 5(1) (b) of the Act, 2016 read with rule 5(2) of the Haryana Rules, 2017 give show cause notice as why the application for grant of registration should not be rejected and also grant an opportunity to the promoter to rectify the defects within a period of 30 days from the date of issuance of communication of such defects i.e., today 12.09.2022 and also an opportunity of hearing on 17.10.2022 at 2.00 PM in the office of the Authority. The Authority further observes that the application has been made in a very casual manner without giving any details and requisite information and further decides that a public notice be issued informing public regarding application for registration filed by the promoter in the Authority which may be seen by any one and objections if any may be filed within one month from today and to appear before the Authority on the next date of hearing. The public is also warned not to indulge in sale and purchase in this project as project is still not registered.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)

Member, HARERA, Gurugram

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)

Member, HARERA, Gurugram

*Ashok Sangwan*  
(Ashok Sangwan)

Member, HARERA, Gurugram

*Dr. K.K. Khandelwal*  
(Dr. K.K. Khandelwal)

Chairman, HARERA, Gurugram

