

Project hearing brief

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 2. 025383 dated 21.11.2022	

	Name of the bank issuing	HDFC Bank
	Deficient amount	NIL
16.	File Status	Date
	File received on	22.11.2022
	First notice Sent on	05.12.2022
	First hearing on	12.12.2022
	Second hearing on	19.12.2022
	Third hearing on	02.01.2023
	Fourth hearing on	16.01.2023
	Fifth hearing on	23.01.2023
17.	Case History:-	
	<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 1st 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>On 12.12.2022, 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>On 19.12.2022, the promoter was directed to remove the deficiencies and the matter was adjourned to 02.01.2023.</p> <p>On 02.01.2023, 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 status of documents are mentioned below.</p>	

18. Present compliance status as on 23.01.2023 of the deficiencies conveyed on the last hearing i.e., 16.01.2023		<ol style="list-style-type: none"> 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. Status: Not submitted. 2 Online DPI needs to be corrected. Status: Not Submitted. 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. Status: Not submitted. 4 Approved architectural control sheet needs to be submitted, if applied then copy of the same needs to be submitted. Status: Submitted. Approved vide memo no. ZP-1704/PA(DK)/2023/1375 dated 16.01.2023. 5 Approved Service Plan and Estimates needs to be submitted, if applied then copy of the same needs to be submitted. Status: Applied on 18.11.2022. 6 Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no.Ch.-79/Drg/PLC dated 16.12.2022. 7 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted but needs to be notarized. 8 CA certificate for cost incurred and to be incurred needs to be revised. Status: Not submitted. 9 Escrow agreement needs to be provided. Status: Addendum agreement submitted but original agreement needs to be submitted. 10 Bank Undertaking needs to be provided. Status: Submitted but needs to be revised. 11 Net worth of directors needs to be provided. Status: Not submitted. 12 Copy of ITR form of the promoter along with computation needs to be submitted. Status: Submitted but needs to be submitted in legible form.
Remarks		<ol style="list-style-type: none"> 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. 2 Online DPI needs to be corrected. 3 Affidavit regarding no sale in the project for which license no. 258 of 2007 dated 19.11.2007 and 83 of 2011 dated

	<p>17.09.2011 were granted which stands migrated to license no. 165 of 2022 needs to be submitted.</p> <p>4 Approved Service Plan and Estimates needs to be submitted, if applied then copy of the same needs to be submitted.</p> <p>5 Affidavit of promoter regarding arrangement with the bank of master account needs to be notarized and resubmitted.</p> <p>6 CA certificate for cost incurred and to be incurred needs to be revised.</p> <p>7 Original Escrow agreement needs to be submitted.</p> <p>8 Bank Undertaking needs to be revised.</p> <p>9 Net worth of directors needs to be submitted.</p> <p>10 Copy of ITR form of the promoter along with computation needs to be submitted in legible form.</p>
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Asha
 (Asha)
 Chartered Accountant

Sumeet
 (Sumeet)
 Engineer Executive

Day and Date of hearing Monday and 23.01.2023

Proceeding recorded by Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 23.01.2023

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

Sh. Virender Dhar, Sh. Jitendra Kumar, Sh. Rahul Johari and Sh. Umashankar are present on behalf of the promoter.

The AR of the promoter stated that the reply has been submitted today itself. The office to examine the same. The matter to come up on 30.01.2023.

Sanjeev Kumar Arora
 (Sanjeev Kumar Arora)
 Member, HARERA, Gurugram

Ashok Sangwan
 (Ashok Sangwan)
 Member, HARERA, Gurugram

Vijay Kumar Goyal
 (Vijay Kumar Goyal)
 Member, HARERA, Gurugram

Dr. K.K. Khandelwal
 (Dr. K.K. Khandelwal)
 Chairman, HARERA, Gurugram