

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह सिविल लाईंस गुरुग्राम हरियाणा

Vatika Crossover RERA-GRG-PROJ-1192-2022

	9	Project hearin	ng brief	KEKA-GKG-PKOJ-1192-2022
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prom	oter	License Holder		
			ndia Next Private Lir	nited
	0	Whole Project		
		30.06.2024		
Online	e application ID	RERA-GRG-PROJ	-1192-2022	
Licens	se no.	165 of 2022 da	ted 13.10.2022	Valid up to 12.10.2027
Total	licensed area	9.66 acres	Area to be registered	9.66 acres
Statut	ory approvals either a	pplied for or obta		tration
S.No	Particulars	Date o	of approval	Validity up to
i)	License Approval	165 of 2022	dated 13.10.2022	12.10.2027
ii)	Zoning Plan Approval		N/A	N/A
iii)	Layout plan Approval	DGTCP 8673	dated 13.10.2022	
iv)	Environmental Clearance		N/A	N/A
v)	Architectural Control Sheet	ZP-1704/PA(DK))/2023/1375 dated 1	16.01.2023
vi)	Service plan and estimate approval	Applied on 18.11	.2022	
Fee de	etails	-		
Regis	tration fee	58638.86 * 1.5 *	20 = Rs. 17,59,166/-	
Proce	essing fee	58638.86 * 10 =	Rs. 5,86,389/-	
Late f	ee	N/A		
Total		Rs. 23,45,555/-		
DD an	iount	1. Rs 14,67,00	0/-	
		2. Rs 8,79,000	/-	
DD no	. and date	1. 061596 date	ed 21.11.2022	
	Name Name Natur Locat Legal prom Name Status Whet applie Comp menti Online Licens Total Statut S.No i) ii) iii) iv) v) v) vi) Fee de Regis Proce Late f Total	mentioned in REP-II Online application ID License no. Total licensed area Statutory approvals either a S.No Particulars i) License Approval ii) Zoning Plan Approval iii) Layout plan Approval iii) Layout plan Approval iv) Environmental Clearance v) Architectural Clearance v) Architectural Control Sheet vi) Service plan and estimate approval Fee details Registration fee Processing fee Late fee	ParticularsDetailsName of the projectVatika CrossoverName of the projectCommercial PlotLocation of the projectSector- 82A, GurLegal capacity to act as a promoterLicense HolderName of license holderM/s Vatika One IStatus of projectNewWhether registration applied for whole/phaseWhole ProjectCompletion date as mentioned in REP-II30.06.2024Online application IDRERA-GRG-PROJLicensed area9.66 acresStatus of proyoals either applied for or obtaStatus of proyoals either applied for or obtaMonine application IDRERA-GRG-PROJLicensed area9.66 acresStatus approvals either applied for or obtaStatus approvals either applied for or obtaApproval165 of 2022ii)License ApprovalJoning Plan ApprovalApprovalDGTCP 8673Approval2P-1704/PA(DK Control Sheetvi)Service plan and estimate approvalFee detailsRegistration fee58638.86 * 1.5 *Processing fee58638.86 * 1.5 *DD amount1. Rs 14,67,00 2. Rs 8,79,000	Name of the projectVatika CrossoverName of the projectM/s Vatika One India Next Private Lin Nature of the projectNext Private Lin Sector- 82A, GururatLegal capacity to act as a promoterLicense HolderM/s Vatika One India Next Private Lin Status of projectName of license holderM/s Vatika One India Next Private Lin Status of projectMewWhetherregistration applied for whole/phaseMole ProjectCompletiondate as anentioned in REP-II30.06.2024Online application IDRERA-GRG-PROJ-1192-2022License area9.66 acresArea to be registeredStatuParticularsDate of approvalILicense Approval165 of 2022 datIii)Logy up plan ApprovalN/AApprovalDate of approvaliii)Layout plan ApprovalDate of all all all all all all all all all al

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 (विनियम) अधिनियम 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



		KEKA-0K0-FK0J-1192-2022
	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:-

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.

The promoter submitted a reply on 08.12.2022 which is scrutinized and the remaining deficiencies were conveyed to the promoter.

On 12.12.2022, the matter was adjourned to 19.12.2022.

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.

On 19.12.2022, the promoter was directed to remove the deficiencies and the matter was adjourned to 02.01.2023.

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.

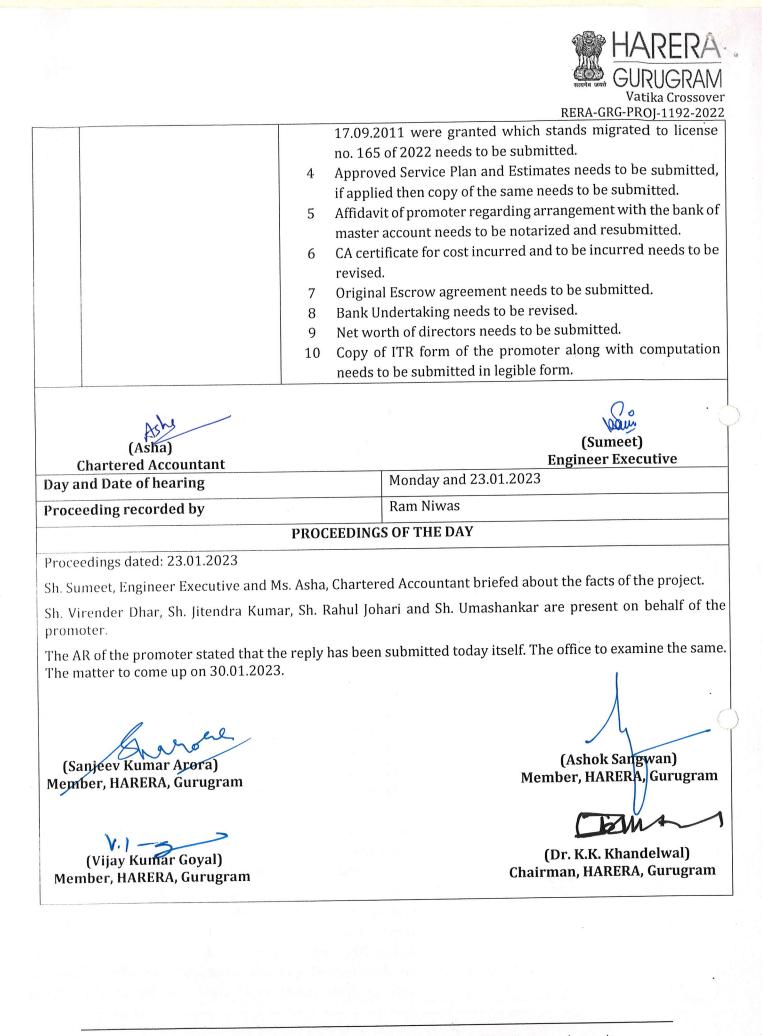
On 16.01.2023, the matter was adjourned and fixed for 23.01.2023.

The promoter submitted a reply on 16.01.2023 which was scrutinized and the status of documents are mentioned below.



 Present compliance status as on 23.01.2023 of the deficiencies conveyed on the last hearing i.e., 16.01.2023 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. Online DPI needs to be corrected. Status: Not Submitted. 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. Approved architectural control sheet needs to be submitted. Status: Submitted. Approved architectural control sheet needs to be submitted. Status: Submitted. Approved Service Plan and Estimates needs to be submitted. Status: Submitted. Approved vide memo no. ZP- 1704/PA(DK)/2023/1375 dated 16.01.2023. Approved Service Plan and Estimates needs to be submitted. Status: Submitted. Approved vide memo no.Ch 79/Drg/PLC dated 16.12.2022. Electrical load availability needs to be submitted. Status: Submitted. Approved vide memo no.Ch 79/Drg/PLC dated 16.12.2022. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Submitted but needs to be notarized. CA certificate for cost incurred and to be incurred needs to be revised.
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8 CA certificate for cost incurred and to be incurred needs to be
revised
i evised.
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 provided.
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 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

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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) अधिनियमत्र 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16