

# HARYANA REAL ESTATE REGULATORY AUTHORITY

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृहए सिविल लाईंसए गुरुग्रामए हरियाणा

#### Project- Vatika India Next 2 Temp ID- RERA-GRG-1479-2023

S.No	Particulars	Project hearing brief under section 4 Details	
L.	Name of the project	Vatika India Next 2	
	Name of the promoter	M/s Vatika Ltd.	
3.	Nature of the project	Residential Plotted Colony	
1.	Location of the project	Sector - 88A & 88B, Village- Harsaru, Dis	trict Curugram
5.	Legal capacity to act as a promoter	Collaborator	unce our ugram.
5.	Status of project	On-going	- ret maled
7.	Whether registration applied for whole/Phase	Whole	Ride recented of
3.	Phase no. (If applicable)	N/A	
9.	Online application ID	RERA-GRG-1479-2023	1.5 1029/1008 22
10.	License no.	94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023	valid upto 30.10.2024 valid upto 30.09.2025 valid upto 16.11.2028
11.	Total licensed area	121.0125 Acres Area to be registered	121.0125 Acres
12.	Project completion date as declared u/s 4(2)(l)(C)	30.06.2030	and the second of the second o
13.	QPR Compliance (If	N/A	
	applicable)	is the transferred at a date to prove a service	
14.	applicable) 4(2)(l)(D) Compliance (If applicable)	N/A	
ont'	4(2)(l)(D) Compliance (If applicable)	N/A applied for or obtained prior to registr Date of approval	ation Validity up to
14. 15.	4(2)(l)(D) Compliance (If applicable) Statutory approvals either S.N Particulars o	applied for or obtained prior to registr Date of approval	et de la barrente en
(and	4(2)(l)(D) Compliance (If applicable)Statutory approvals eitherS.NParticulars	applied for or obtained prior to registr	Validity up to valid upto 30.10.2024 valid upto 30.09.2025
(and	4(2)(l)(D) Compliance (If applicable) Statutory approvals either S.N Particulars o	applied for or obtained prior to registr Date of approval 94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015	Validity up to valid upto 30.10.2024 valid upto 30.09.2025
(and	4(2)(l)(D) Compliance (If applicable)Statutory approvals eitherS.NParticulars o1.License Approval2.ZoningPlan	applied for or obtained prior to registr Date of approval 94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023	a p a para mire
(and	4(2)(l)(D) Compliance (If applicable)         Statutory approvals either         S.N       Particulars         0         1.       License Approval         2.       Zoning Plan Approval         3.       Revised Zoning Plan	applied for or obtained prior to registr Date of approval 94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023 Not submitted	Validity up to valid upto 30.10.2024 valid upto 30.09.2025
ont'	4(2)(l)(D) Compliance (If applicable)         Statutory approvals either         S.N       Particulars         0         1.       License Approval         2.       Zoning Plan Approval         3.       Revised Zoning Plan Approval         4.       Layout plan approval         (For 98.60 acres having license no. 94	applied for or obtained prior to registr Date of approval 94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023 Not submitted Not Applied Submitted (DTCP memo no. LC-2781/Asstt. (MS) /	Validity up to valid upto 30.10.2024 valid upto 30.09.2025 valid upto 16.11.2028
ont'	<ul> <li>4(2)(l)(D) Compliance (If applicable)</li> <li>Statutory approvals either</li> <li>S.N Particulars <ul> <li>O</li> </ul> </li> <li>1. License Approval</li> <li>2. Zoning Plan Approval</li> <li>3. Revised Zoning Plan Approval</li> <li>4. Layout plan approval <ul> <li>(For 98.60 acres having license no. 94 of 2013, 11 of 2015)</li> </ul> </li> <li>5. Revised Layout plan</li> </ul>	applied for or obtained prior to registr Date of approval 94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023 Not submitted Not Applied Submitted (DTCP memo no. LC-2781/Asstt. (MS) / 2022/4071) Submitted	Validity up to valid upto 30.10.2024 valid upto 30.09.2025 valid upto 16.11.2028 Approved on 17.02.2022 Approved on

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) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



Project- Vatika India Next 2 Temp ID- RERA-GRG-1479-2023

	A) Registration fee for	Temp ID- RERA-GRG-1479-202 Fee cannot be calculated as the area is not clear
	plotted area	i so sumer se calculated as the area is not clear
	B) Processing Fee	Fee cannot be calculated as the area is not clear
	C) Late Fee	Fee cannot be calculated as the area is not clear
	Total Fee (A+B+C)	Fee cannot be calculated as the area is not clear
7.	DD Details	
	Receipt no.	1966
	Cheque No. and Date	014019 dated 20.12.2023
	Fees Paid	Rs. 58,34,000/-
	Deficit fee	
	File Status	Deficit fee cannot be calculated .
	File received on	Date
Β.	First notice Sent on	22.12.2023
	1 <sup>st</sup> hearing on	04.01.2024
	Reply submitted	08.01.2024 19.01.2024
	Reply submitted	08.02.2024
	2 <sup>nd</sup> hearing on	12.02.2024
	3 <sup>rd</sup> hearing on	15.04.2024
	4 <sup>th</sup> hearing on	13.05.2024
	section 4 of Real Estate (R The Temp ID of REP – I (	t 2" in Sector - 88A & 88B, Village- Harsaru, District Gurugram, unde egulation and Development), Act 2016. Part A-H) is RERA -GRG-1479-2023. The project area for registration :
	<ul> <li>namely Vatika India Nex section 4 of Real Estate (R The Temp ID of REP – I ( 149.8562 acres whereas th 1 of 121.0125 acres, Phase registration is for phase 1 falls under the license no. 2023 dated 17.11.2023. Fu no. 94 of 2013 dated 31.1 30.09.2025, 254 of 2023 of measuring 10.04375 and housing to plotted).</li> <li>On 18.08.2022, the application further, on 13.03.2023, the application with additional condition that the promote have been affected/ shall b</li> <li>The application for regis HARERA/GGM/RPIN/689 being heard on 08.01.2024</li> </ul>	Part A-H) is RERA -GRG-1479-2023. The project area for registration is be promoter is developing the project in phases which are as follows Phase 2 of 10.044 acres and phase 3 of 18.80 acres. The current application for having an area of 121.0125 acres. The area measuring 121.0125 acres 94 of 2013 dated 31.10.2013, 11 of 2015 dated 01.10.2015 and 254 o urther, the total project area is equal to 149.85625 acre having a license 0.2013 valid upto 30.10.2024, 11 of 2015 dated 01.10.2015 valid upto dated 17.11.2023 valid upto 16.11.2023, LOI already issued for an area Additional area applied for license (area under migration from group ation for a project was received in the authority for an area measuring e no. 94 of 2013 dated 31.10.2023 and 11 of 2015 dated 30.09.2015 e promoter withdrawn the application stating that they will apply afresh l area of 22.4125 acres and hence withdrawal was allowed subject to the r will not create any third party right and no right of the existing allottees e affected due to withdrawal.

Act No. 16 of 2016 Passed by the Parliament भू-संपदा (विनियमन और विकास) अधिनियमए 2016की धारा 20के अर्तगत गठित प्राधिकरण भारत की संसद द्वारा पारित 2016का अधिनियम संख्यांक 16



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adjourned, and the next date of hearing will be conveyed after submission of reply of deficiencies already conveyed.

Further, if no response is received from the promoter within next 4 weeks' time, in that case the concerned official to put up the matter on file for issuance of show cause notice as to why their application for registration of project may not be rejected following the due procedure under the Act of 2016.

Proceeding dated 12.02.2024, Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar, Sh. litendra Kumar and Sh. Rahul Johari are present on behalf of the promoter. The AR of the promoter seeks two months' time for the submission of the pending approval, 2/3rd consent of the allottees, zoning plan and other requisite documents. The matter to come up on 15.04.2024.

The area applied for registration has changed to 121.0125 acres (whole), with license numbers 94 of 2013 dated 31.10.2013, 11 of 2015 dated 01.10.2015, and 254 of 2023 dated 17.11.2023. Previously, the area applied for registration included LOIs measuring 10.04375 acres and 18.80 acres. Therefore, the total project area has been revised from 149.85625 acres to 121.0125 acres.

Proceeding dated 15.04.2024, Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar (AR), Sh. Jitender Kumar (AR) and Sh. Rahul Johri (AR) are present on behalf of the promoter. The AR seeks one month's time for submission of deficit documents including consent of at least 2/3rd allottees for revision in the layout plan along with other deficit approvals/documents. The late fee is also required deposited after reconciliation of the area statement. A public notice for inspection of the documents, plans and copies of the consent of the allottees submitted by the promoter and public notice will be issued in at least two prominent English newspapers and on Hindi newspaper of local circulation. The matter to come up on 13.05.2024.

The promoter has informed the authority about the publication of the public notice (published on 02.05.2024) regarding the requirement for 2/3rd consent for the project application. The deadline for filing objections with the authority is until 16.05.2024.

20.

Present

**compliance** 1. The annexures in the online application are not uploaded as well status as on 13.05.2024 of deficient documents as observed in the last hearing 15.04.2024

- Status: Not submitted
- 2. Corrections marked on the hard copy of online DPI need to be done.

as correction needs to be done in the online (A-H) application.

### Status: Not submitted

3. The total licensed area of the project is not clear as the area from licenses (94 of 2013 & 11 of 2015) are de-licensed which is approximately 4.95 acres & 1.925 acres respectively. After which the total area in the license 94 of 2013 is equal to 89.25 and in license 11 of 2015 is equal to 9.80625 acres. Whereas, in the schedule of land it is mentioned as 88. 825 acres & 9.85625 acres which is granted by DTCP. Hence it needs to be clarified by the promoter.

Status: Affidavit cum declaration submitted in clarification of the area bifurcation, stating that areas of 0.0312 acres and 0.05 acres have been transferred to MCG from both licenses (94 of 2013 and 11 of 2015). As a result, the areas mentioned in the land schedule are now 88.825 acres and 9.85625 acres, respectively.

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

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## Project- Vatika India Next 2

<ul> <li>4. As the project area is not clear hence, the fees cannot be calculated. As well as the phasing is also not done by DTCP and layout plan is also provisionally approved. Therefore, the promoter shall be liable to pay deficit fee is any calculated on the basis of approved layout plan as and when the same is provided by the promoter. Status: Area is not clear hence fees has not been calculated.</li> <li>5. As layout plan is revised the prior written consent from 2/3rd allottees of the project needs to be provided. Status: Submitted, out of 254 unique allottees 170 has given the written 2/3rd consent.</li> <li>6. Approved Demarcation plan on A1 size sheet (laminated) needs to be provided. Status: Submitted</li> <li>7. Approved Revised Zoning plan on A1 size sheet (laminated) needs to be provided. Status: Not submitted</li> <li>8. Copy of approved Service plans and estimates needs to be submitted.</li> <li>8. Copy of approved Service plans and estimates needs to be submitted.</li> <li>8. Copy of approved Service plans and estimates needs approved plan needs to be submitted. Status: Submitted</li> <li>9. Copy of super imposed demarcation plan on the approved layout plan needs to be submitted.</li> <li>9. Status: Submitted</li> <li>10. The approvals/ NOCs from various agencies for connecting external services needs to be provided for the whole area. Status: Assurances submitted for Water supply. Sewerage connection and Storm water connection.</li> <li>11. As the total area of the project mentioned in provisionally approved layout plan is equal to 149.85625 acres which is as follows: Area of 94 of 2015-9.80625 acres Area of 11 of 2015-9.80625 acres Area of 12015-9.80625 acres Are</li></ul>		Project- Vatika India Next 2
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	A THE REPORT OF THE PARTY OF	Status, Submitted
15. Power line shifting NOC needs to be provided.	HINT THAT IS THE AST OF THE REAL	15. Power line shifting NOC needs to be provided.
Status: Affidavit cum declaration is submitted stating that an	A REAL AND A DOLLARS A REAL PROPERTY AND A	Status: Affidavit cum declaration is submitted stating that an
application for re-routing of powerline passing from the		application for re-routing of powerline passing from the
b - proving from the		be proving from the

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



#### Project- Vatika India Next 2 Temp ID- RERA-GRG-1479-2023

1	teal wet in the state of a more	Temp ID- RERA-GRG-1479-2023
		project land has already been submitted to HVPNL on 09.06.2022.
	Calendarical District Berns International district a berns Disconstantia district a berns	16. As the licensed land is encumbered the prescribed form filed with registrar of companies for creation of charge needs to be provided. Status: Submitted
		17. Documents relating to the entry of license and collaboration
	nia se principat de 1000	agreement in the revenue record needs to be provided. Status: Submitted
		18. Revised Application form, allotment letter, Agreement for sale,
Line 1	server and and an reaction of	conveyance deed and Payment receipt need to be submitted in prescribed format.
	te lees as and house calcul	Status: Application form and conveyance deed are submitted,
	Designment to be a state of the second	but needs to be revised.
		19. Cost of the land needs to be clarified according to the area applied for the registration.
	alpost transfers and the store	Status: Submitted
	stort spiritup by the d	20. Quarterly schedule of estimated expenditure needs to be revised. Status: Submitted
	State in the second of a	21. CA certificate for expenditure incurred and to be incurred needs
	There is a further and it will	to be revised.
	and generating provides to	Status: Submitted
	Well or bedinning hope	22. CHG form needs to be submitted.
		Status: Submitted
		23. Cash flow statement needs to be provided. Status: Submitted
	(Landa)	<ul> <li>24. Copy of paid challan of EDC and IDC needs to be provided.</li> <li>Status: Submitted</li> </ul>
	Sector Sector	<b>25.</b> Affidavit regarding 10% auto deduct of EDC from separate bank account needs to be provided.
		Status: Submitted
	and shi unda te dret train	26. Project report needs to be revised.
		Status: Submitted 27. CA certificate for REP-1 needs to be provided.
	and the state of part of the	Status: Submitted
	time and project and the	28. Draft Advertisement document needs to be submitted. Status: Submitted
21.	Remarks	1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not submitted
		<ol> <li>Corrections marked on the hard copy of online DPI need to be done.</li> </ol>
		Status: Not submitted
	Average and the second	3. The total licensed area of the project is not clear as the area from licenses (94 of 2013 & 11 of 2015) are de-licensed which is
	ADBIAN AND AND	approximately 4.95 acres & 1.925 acres respectively. After which the total area in the license 94 of 2013 is equal to 89.25 and in license 11 of 2015 is equal to 9.80625 acres. Whereas, in the
		schedule of land it is mentioned as 88. 825 acres & 9.85625 acres which is granted by DTCP. Hence it needs to be clarified by the promoter.

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





(Sanjeev Rumar Arora) (Ashok Sangwan) (Vijay Kumar Goyal) Member, HARERA Member, HARERA Member, HARERA (Arun Kumar) Chairman, HARERA

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