



HARERA
GURUGRAM

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

Project
Promoter

Horizon 82
M/s Vatika Ltd.

PROJECT HEARING BRIEF FOR PROJECT REGISTRATION U/S 4 OF THE ACT, 2016

SNo.	Particulars	Details		
1.	Name of the project	Horizon 82		
2.	Name of the promotor	M/s Vatika Ltd.		
3.	Nature of the project	Affordable Residential Plotted Colony under DDJAY		
4.	Location of the project	Sector 82A, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	M/s Crazy Properties Ltd. M/s Mendell Developers Pvt. Ltd. M/s Vatika One India Next Pvt. Ltd. M/s Sahar Land and Housing Pvt. Ltd.		
7.	Whether registration applied for whole	Whole		
8.	Phase no.	N/A		
9.	Online application ID	RERA-GRG-PROJ-1558-2024		
10.	License no.	19 of 2024 dated 09.02.2024		Valid up to 08.02.2029
11.	Total licensed area	8.00937 Acres	Area to be registered	8.00937 Acres
12.	Project completion date as declared u/s 4(2)(I)(c)	REP-II needs to be submitted		
13.	QPR compliance	N/A		
14.	4(2)(I)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(I)(c) compliance	N/A		
17.	Details of proceedings pending against the project	N/A		
18.	Status of change of bank a/c	N/A		
19.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	09.02.2024	08.02.2029
	ii)	Zoning Plan Approval	Not Submitted	
	iii)	Layout plan Approval	09.02.2024	
	iv)	Environmental Clearance	N/A	
	v)	Airport height clearance	N/A	

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 अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	Not Submitted
	viii)	Electricity load availability connection	Ch-58/Drg-PLC
20.	Fee details		
	Registration fee	(31158.242x 10) + (1254.525 x 20) =Rs. 3,36,674/-	
	Late fee	Nil	
	Processing fee	32412.767 x 10 =Rs. 3,24,128/-	
	Total fee	Rs. 6,60,802/-	
21.	DD amount	Rs. 6,61,000/-	
	DD no. and date	965608 dated 25.04.2024	
	Name of the bank issuing	HDFC Bank	
	Deficient amount	N/A	
22.	File Status	Date	
	Project received on	30.04.2024	
	Notice dispatched on	-	
	1 st Hearing	24.06.2024	
23.	Case history- The promoter i.e., M/s Vatika Ltd. has applied on dated 29.04.2024 for registration of their affordable residential plotted colony under DDJAY namely "Horizon 82" located at Sector 82A, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016. This application relates to the license no. 19 of 2024 dated 09.02.2024 admeasuring 8.00937 acres is granted by DTCP after migration of part area measuring 6.093 acres from license no. 22 of 2011 dated 24.03.2011 granted for developing group housing colony. It is noted that the license no. 22 of 2011 dated 24.03.2011 pertains to the project "Tranquil Heights" already registered by this authority vide no. 359 of 2017 dated 17.11.2017. It is further submitted that the application for de- registration of the project "Tranquil Heights" was returned to the promoter vide order dated 24.07.2023 with liberty to submit the fresh application after settlement of 100% allottees of the project. On scrutiny of the application, it was found that there were deficiencies in the application which have been mentioned in the scrutiny. However, the same was not conveyed to the promoter as the Hon'ble Authority had decided to deliberate the issue regarding de- registration of the project "Tranquil Heights" before conveying the observations to the applicant promoter. As per the direction, the matter is listed for discussion on 24.06.2024.		
24.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none">1. Corrections in REP-I needs to be done.2. Online corrections in REP-I (Part A-H) need to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size.3. Corrections in online DPI need to be done.	

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	<ol style="list-style-type: none">4. The license no 19 of 2024 dated 09.02.2024 admeasuring 8.00937 acres is granted by DTCP after migration of part area measuring 6.093 acres from license no. 22 of 2011 dated 24.03.2011 granted for developing group housing colony. It is noted that the license no 22 of 2011 dated 24.03.2011 pertains to the project "Tranquil Heights already registered by this Authority vide ne 359 of 2017 dated 17.11.2017. This needs to be explained by the applicant promoter.5. Clause regarding sharing of revenue between the collaborator and the landowners needs to be clarified as the same the sharing is in terms of super built up area as per the collaboration agreements submitted.6. Copy of mutation and jamabandi for entire licensed land duly certified by revenue officer not more than 6 months prior to the date of application of registration need to be submitted.7. A copy of the Information to revenue department needs to be submitted.8. Land title search report needs to be revised.9. Approved service plans and estimates need to be submitted.10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.11. Approved zoning plan needs to be submitted.12. Draft allotment letter and payment plan need to be revised.13. Draft brochure and advertisement document need to be revised.14. Details of loan from financial institutions amounting to Rs. 20026.81 lakh which is shown in Part D of DPI needs to be submitted.15. CA certificate fer non-default in payment of debt obligations needs to be revised as not in line with Auditor's report for the year 31.03.2023. (As per Auditor report Co. is delaying in payment of EDC & IDC)16. Project report needs to be revised as costing detail is not match with DPI.17. Bank Undertaking needs to be submitted.18. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted.19. CHG-1 forms need to be submitted.20. CA certificate for REP I needs to be submitted.21. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules.
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HARERA
GURUGRAM

Project Horizon 82
Promoter M/s Vatika Ltd.

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		<p>22. Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts.</p> <p>23. CA certificate for Net worth of promoter needs to be submitted.</p> <p>24. Non-Encumbrance Certificate not below the rank of Tehsildar needs to be submitted.</p> <p>25. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted</p>
Remarks		Deficiency notice is yet to be dispatched.
	<p><i>Ashish Dubey</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Nikita Mittal</i> (Nikita Mittal) Planning Executive</p>

Day and Date of hearing	Monday and 24.06.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceeding dated: 24.06.2024.

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.

Sh. Virender Dhar (AR), Sh. Jitender Kumar (AR) and Sh. Rahul Johri (AR) are present on behalf of the promoter.

The promoter has applied for registration after migration of the part of the area falling under already registered project wherein 3rd party rights were also created, and claims were filed in the Authority. The promoter to clarify the status of each of the allottee and payments received along with amount refunded, sold and unsold inventory.

The office to convey other deficiencies in the application and to also put up on file to sending a reference to DTCP as to how the part of already registered area has been migrated to another scheme without consent/full and final settlement of the allottees of earlier project.

The matter to come up on 05.08.2024.

Sanjeev Kumar Arora
(Sanjeev Kumar Arora)
Member, HARERA

Ashok Sangwan
(Ashok Sangwan)
Member, HARERA

V.1-3
(Vijay Kumar Goyal)
Member, HARERA

Arun Kumar
(Arun Kumar)
Chairman, HARERA

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