



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

PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016

S.No	Particulars	Details		
1.	Name of the project	Vatika India Next 2		
2.	Name of the promoter	M/s Vatika Ltd.		
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	On-going		
7.	Whether registration applied for whole/Phase	Whole		
8.	Phase no. (If applicable)	N/A		
9.	Online application ID	RERA-GRG-1479-2023		
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)(I)(C)	30.06.2030		
13.	QPR Compliance (If applicable)	N/A		
14.	4(2)(I)(D) Compliance (If applicable)	N/A		
15.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	1.	License Approval	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
	2.	Zoning Plan Approval	Submitted (ZP-1114/PA(DK)/2024/17159)	Approved on 12.06.2024
	3.	Layout plan approval (For 98.60 acres having license no. 94 of 2013, 11 of 2015)	Submitted (DTCP memo no. LC-2781/Asstt. (MS) / 2022/4071)	Approved on 17.02.2022
	4.	Revised Layout plan Approval	Submitted (DRG. No.: DGTCP 9826)	Approved on 20.11.2023

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

भूसंपदा (विनियमन और विकास) अधिनियम 2016 की धारा 20 के अर्तगत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	5.	Environmental Clearance	N/A
	6.	Service plan and estimate approval	Not submitted
16.	Fee Details		
	A)	Registration fee for plotted area	Residential area- 118.5325 acres x 4046.86 x 10 = Rs. 47,96,844/- Commercial area- 2.48 acres x 4046.86 x 20= Rs. 2,00,724/-
	B)	Processing Fee	121.0125 acres x 4046.86 x 10= Rs. 48,97,206/-
	C)	Late Fee	550% of registration fees (on 98.60 acres) = Rs. 2,23,35,632/-
		Total Fee (A+B+C)	Rs. 3,22,30,406/-
17.	DD Details		
		Cheque No. and Date	Cheque no. 014019 dated 20.12.2023 DD no. 003076 dated 17.08.2022 DD no. 003075 dated 17.08.2022 RTGS No. 0018062024103101002050008 dated 18.06.2024
		Fees Paid	Rs. 58,34,000/- Rs. 40,61,500 Rs. 39,90,500/- Rs. 1,83,44,406/-
		Deficit fee	Nil
18.		File Status	Date
		File received on	22.12.2023
		First notice Sent on	04.01.2024
		1 st hearing on	08.01.2024
		Reply submitted	19.01.2024
		Reply submitted	08.02.2024
		2 nd hearing on	12.02.2024
		3 rd hearing on	15.04.2024
		4 th hearing on	13.05.2024
		5 th hearing on	03.06.2024
		Reply submitted	14.06.2024
		Reply submitted	18.06.2024
		6 th hearing on	24.06.2024
		Reply submitted	27.06.2024
19.	Case History: -		
	The promoter M/s Vatika Ltd. who is a Collaborator applied for the registration of real estate project namely "Vatika India Next 2" in Sector - 88A & 88B, Village- Harsaru, District Gurugram, under section 4 of Real Estate (Regulation and Development), Act 2016.		
	The Temp ID of REP – I (Part A-H) is RERA -GRG-1479-2023. The project area for registration is 149.8562 acres whereas the promoter is developing the project in phases which are as follows Phase 1 of 121.0125 acres, Phase 2 of 10.044 acres and phase 3 of 18.80 acres. The current application for registration is for phase 1 having an area of 121.0125 acres. The area measuring 121.0125 acres falls under the license no. 94 of 2013 dated 31.10.2013, 11 of 2015 dated 01.10.2015 and 254 of 2023 dated 17.11.2023. Further, the total project area is equal to 149.85625 acre having a license no. 94 of 2013 dated 31.10.2013 valid upto 30.10.2024, 11 of 2015 dated 01.10.2015 valid upto		



30.09.2025, 254 of 2023 dated 17.11.2023 valid upto 16.11.2023, LOI already issued for an area measuring 10.04375 and Additional area applied for license (area under migration from group housing to plotted).

On 18.08.2022, the application for a project was received in the authority for an area measuring 98.60 acres having license no. 94 of 2013 dated 31.10.2023 and 11 of 2015 dated 30.09.2015. Further, on 13.03.2023, the promoter withdrawn the application stating that they will apply afresh application with additional area of 22.4125 acres and hence withdrawal was allowed subject to the condition that the promoter will not create any third party right and no right of the existing allottees have been affected/ shall be affected due to withdrawal.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/689 dated 04.01.2024 was issued to the promoter with an opportunity of being heard on 08.01.2024.

Proceeding dated 08.01.2024

Ms. Deepika, Planning Executive and Mrs. Asha, Chartered Accountant briefed about the facts of the project.

No reply has been submitted by the promoter company against the deficiencies conveyed by the authority through deficiency notice dated 04.01.2024. Therefore, in view of the same the matter is 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. Jitendra 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 had 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 was until 16.05.2024.

Proceeding dated 13.05.2024

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar (AR), Sh. Vijendra Kumar (AR), Sh. Jitendra Kumar (AR) and Sh. Rahl Johari (AR) are present on behalf of the promoter. In response to the public notice issued for inviting objections with respect to the project, two complaints have been submitted in person by Sh. Yogesh Kumar Malhotra and Smt. Rashmi Dhingra, copies of which be sent to the promoter for submitting their reply within a period of 15 days. The Director/CEO/Project-Incharge of the promoter company is directed to be present along with the landowners and directors of the landowner companies on the next date of hearing. The matter to come up on 03.06.2024.

In response to the public notice issued for inviting objections with respect to the project, two complaints have been submitted in person by Sh. Yogesh Kumar Malhotra and Smt. Rashmi Dhingra on 13.05.2024 against which the promoter has been submitted the reply on 24.05.2024 stating that the objections under reply have been preferred by the complainant are frivolous and unsustainable. In the reply it is submitted that the complainant is the real estate investor, who was looking for a real estate project to invest her money with a motive of earning maximum return on investment. On the request of the complainant the promoter allotted a unit to the complainant.

Proceedings dated 03.06.2024

Ms. Deepika, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar (AR), Sh. Jitendra Kumar (AR) and Sh. Rahl Johari (AR) are present on behalf of the promoter and Sh. Yogesh Kumar Malhotra allottee are present. The complaint No. 2873 of 2023 already filed by Sh. Yogesh Kumar Malhotra is being dealt in the concerned bench of the Authority. The AR seeks two weeks' time for submission of deficit documents including approved zoning plan/demarcation plan, deficit fees, approval of HVPNL regarding re-routing of the HT line and other deficit documents. The matter to come up on 24.06.2024.

Proceeding dated: 24.06.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

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

The AR of the promoter requested for one week time to rectify deficiencies.

The matter to come up on 01.07.2024.

The promoter has submitted the list of sold inventory along with the plots sold duly marked on the layout plan of the project.



<p>20.</p>	<p>Present compliance status as on 24.06.2024 of deficient documents as observed in the last hearing 03.06.2024</p>	<ol style="list-style-type: none"> 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 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not submitted 3. Deficit fee of Rs. 1,83,44,406/- needs to be submitted. Status: Paid through RTGS no. 0018062024103101002050008 dated 18.06.2024 of Kotak Mahindra Bank. 4. Approved Zoning plan needs to be provided. Status: Submitted 5. Copy of approved Service plans and estimates needs to be submitted. Status: Recommended from HSVP Panchkula to DTCP, Haryana, Chandigarh vide memo dated 22.04.2024. further, the promoter states that bank guarantee amounting to Rs. 5.46 crores have been submitted to DTCP on account of IDW 6. Power line shifting NOC needs to be provided. Status: Estimate/ plan for shifting/ re- aligning HT line has been approved and recommended from o/o Superintendent Engineer, HVPNL Gurugram to HVPNL Office Panchkula vide memo dated 11.06.2024
<p>21.</p>	<p>Remarks</p>	<ol style="list-style-type: none"> 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 2. Corrections marked on the hard copy of online DPI need to be done. Status: Not submitted 3. Copy of approved Service plans and estimates needs to be submitted. Status: Recommended from HSVP Panchkula to DTCP, Haryana, Chandigarh vide memo dated 22.04.2024. Further, the promoter states that bank guarantee amounting to Rs. 5.46 crores have been submitted to DTCP on account of IDW. 4. Power line shifting NOC needs to be provided. Status: Estimate/ plan for shifting/ re- aligning HT line has been approved and recommended from o/o Superintendent Engineer, HVPNL Gurugram to HVPNL Office Panchkula vide memo dated 11.06.2024

Recommendation: The application submitted by the promoter for registration of project u/s 4 of the Act of 2016 has been examined and found to be in order except the corrections in form REP-I and online DPI, approval of service plans and estimates and power line shifting NOC.

It is recommended that the Authority may consider for grant of registration subject to the submission of corrected copies of REP-I and online DPI prior to the issuance of registration certificate, approved service plans and estimates and powerline shifting NOC within 3 months from the date of grant of registration.



(Ashish Dubey)
Chartered Accountant



(Neeraj Gautam)
Associate Architectural Executive

Day and Date of hearing Monday and 01.07.2024

Proceeding recorded by Naresh Kumari

PROCEEDINGS OF THE DAY

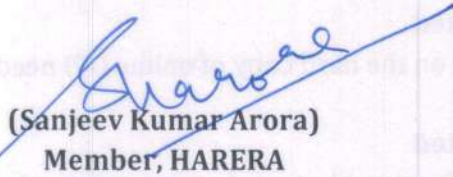
Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project.

S/Shri Virender Dhar, Jitender Kumar and Rahul Johari appeared on behalf of the promoter. The matter regarding non-registration of the project under the suo- motu case no. RERA-GRG-4053-2023 has been merged with the project registration case vide proceeding dated 05.06.2024.

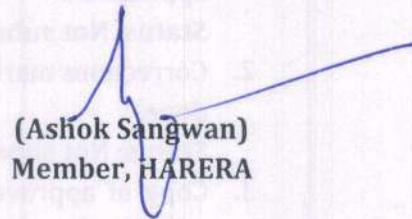
Keeping in view the above, the registration of the project is approved as proposed subject to the submission of penalty amounting to Rs. 5 crores on account of violation of section 3(1) of the Act of 2016.

Further, the promoter shall not sell any units falling under the HT lines passing through the project already frozen by DTCP till the powerlines are shifted. The registration is granted without prejudice to the right of allottees under Section 14 of Act of 2016.

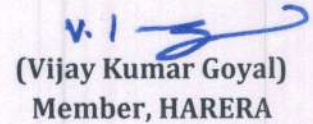
The registration certificate shall be issued after the submission of penalty of Rs. 5 crores and corrected copies of form REP-I and DPI.



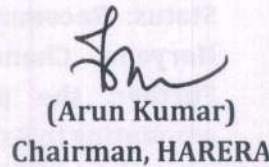
(Sanjeev Kumar Arora)
Member, HARERA



(Ashok Sangwan)
Member, HARERA



(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA