

Project hearing brief u/s 4

S.No.	Particulars	Details	
1.	Name of the project	Footfalls	
2.	Name of the promoter	M/s Vatika Ltd.	
3.	Nature of the project	Commercial Plotted Colony (SCO)	
4.	Location of the project	Sector- 88B, Gurugram	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Name of license holder	M/s Aplin Developers Pvt. Ltd., Smt. Rita Grover and others	
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-1617-2024	
11.	License no.	35 of 2024 dated 07.03.2024	Valid up to 06.03.2029
12.	Total licensed area	2.625 acres	Area to be registered 2.625 acres
13.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	35 of 2024 dated 07.03.2024 06.03.2029
	ii)	Zoning Plan Approval	N/A N/A
	iii)	Layout plan Approval	DGTCP 10102 dated 11.03.2024
	iv)	Environmental Clearance	N/A N/A
	v)	Architectural Control Sheet	Applied on 08.05.2024
	vi)	Service plan and estimate approval	Applied on 23.04.2024
14.	Fee details		
	Registration fee	2.625 x 4046.86 x 1.5 x 1.5 x 20= Rs. 4,78,035/-	
	Processing fee	2.625 x 4046.86 x 1.5 x 10= Rs. 1,59,345/-	
	Late fee	N/A	
	Total	Rs. 6,37,381/-	
15.	RTGS amount	Rs. 3,99,000/-	
	RTGS no., date & Receipt no.	KKBKR2202405211264098 dated 21.05.2024, Receipt no. 2198	
	Name of the bank issuing	Kotak Mahindra Bank	
	Deficient amount	Rs. 2,38,381/-	



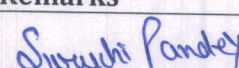
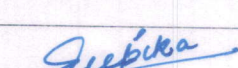
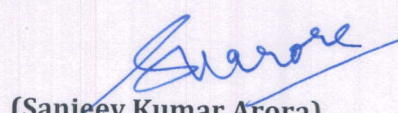
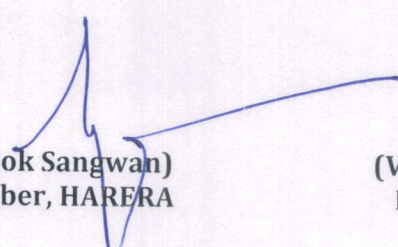
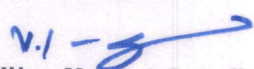
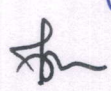
16.	File Status File received on First notice Sent on First hearing on	Date 22.05.2024 - 10.06.2024
17.	Case History: - The promoter M/s Vatika Limited who is a Collaborator had applied for the registration of real estate project namely "Footfalls" located at Sector-88B, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 71940 dated 22.05.2024 and RPIN-753. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1617-2024. The project area for registration is 2.625 acres same as that of licensed area granted under License no - 35 of 2024 dated 07.03.2024 which is valid upto 06.03.2029. The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/753 is pending. While scrutiny of the application, it is noticed that earlier license no. 43 of 2013 dated 06.06.2013 was issued by DTCP, Haryana for developing "Commercial Plotted Colony" over an area measuring 2.625 acres has been migrated to license no. 35 of 2024 dated 07.03.2024 for developing "Shop-cum-office" in sector 88B, Gurugram. Whereas show cause notice regarding penal proceedings under section 59 & 61 for violation of section 3 & section 15 is issued on 27.06.2024. On 10.06.2024, The matter is adjourned and to come up on 01.07.2024.	
18.	Deficiencies as observed in the scrutiny	1 An affidavit from the director of the promoter company duly authorized by the board of directors regarding no advertisement, marketing, booking or no prior sale etc. w.r.t the license no. 43 of 2013 dated 06.06.2013 needs to be submitted. 2 Deficit fee of Rs. 2,38,381/- needs to be submitted. 3 The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. 4 Online DPI needs to be corrected. 5 Affidavit regarding no sale in the project for which license no. 43 of 2013 dated 06.06.2013 was granted which stands migrated to license no. 35 of 2024 dated 07.03.2024 needs to be submitted. 6 A list of units allocated to the landowner and developer in accordance with the collaboration agreement duly signed by both the parties and marked on the approved layout plan needs to be submitted. 7 Approved architectural control sheet needs to be submitted, if applied than copy of the same needs to be submitted. 8 Approved Service Plan and Estimates needs to be submitted, if applied than copy of the same needs to be submitted. 9 Collaboration agreement needs to be clarified. 10 Project report needs to be revised. 11 PERT chart needs to be revised. 12 HUDA construction water NOC needs to be submitted. 13 Draft Allotment letter, BBA, Application form, conveyance deed and Payment receipt need to be submitted in prescribed format. 14 Draft advertisement needs to be submitted and draft brochure needs to be revised. 15 Latest non-encumbrance certificate not below the rank of Tehsildar needs to be submitted. 16 CA certificate for REP I is needs to be submitted.



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	17 REP-II needs to be submitted. 18 Bank undertakings need to be submitted. 19 CA certificate for Net worth of promoter needs to be submitted. 20 CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted. 21 CA certificate for non-default in payment of debt obligations needs to be revise as certificate is not in line with Balance sheet. 22 Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. 23 Cost of the land needs to be clarified according to the area applied for the registration. 24 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. 25 Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. 26 Charge Form CHG-1 needs to be submitted. 27 Details of 1210.63 lakh mentioned as others in financial resources of the projects in Part D of DPI needs to be submitted. 28 Schedule and Challan copy of IDC, EDC needs to be submitted.
Remarks	Deficiency notice is yet to be dispatched.
 (Suruchi Pandey) Chartered Accountant	 (Deepika) Planning Executive
Day and Date of hearing	Monday and 01.07.2024
Proceeding recorded by	Naresh Kumari
PROCEEDINGS OF THE DAY	
Proceedings dated: 01.07.2024 Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the project. Sh. Virender Dhar (AR), Sh. Jitender Kumar (AR) and Rahul Johri (AR) are present on behalf of the promoter. The AR seeks one week time to file reply to the notice issued by the authority for alleged section 15 (1) violation. The Matter to come up on 29.07.2024 for filing reply to the aforesaid notice.	
 (Sanjeev Kumar Arora) Member, HARERA	 (Ashok Sangwan) Member, HARERA
	 (Vijay Kumar Goyal) 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) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

