

Hearing brief for project registration 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, Village- Harsaru, District 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	30.09.2029		
10.	Online application ID	RERA-GRG-PROJ-1796-2024		
11.	QPR Compliances (if applicable)	N/A		
12.	4(2)(I)(D) Compliances (if applicable)	N/A		
13.	4(2)(I)(C) Compliances (if applicable)	N/A		
14.	Status of change of bank account (if applicable)	N/A		
15.	Details of proceedings pending against the project (if applicable)	N/A		
16.	RC Conditions Compliances (if applicable)	N/A		
17.	Total cost of the project	Rs. 30.55 crore		
18.	Expenditure Incurred so far	Rs. 12.56 crore		
19.	Expenditure to be Incurred	Rs. 17.99 crore		
20.	License no.	35 of 2024 dated 07.03.2024		valid upto 06.03.2029
21.	Total licensed area	2.625 acres	Area to be registered	2.625 acres
22.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	35 of 2024 dated 07.03.2024	06.03.2029



	ii)	Architectural Control Sheet approval	ZP-1986/JD(RA)/2024/30304 dated 24.09.2024
	iii)	Layout plan Approval	DGTCP 10102 dated 11.03.2024
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	LC-4692/JE(AK)/2024/29940 dated 20.09.2024
23. 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/-
	DD/RTGS no. and date		1. KKBKR2202405211264098 dated 21.05.2024, Receipt no. 2198(at the time of earlier application submission). 2. KKBKR22024112114795301 dated 21.11.2024 3. CMS3262465224464 dated 21.11.2024
	Total amount paid		1. Rs. 3,99,000/- 2. Rs. 2,39,500/- 3. 1,59,500/- Total- 7,98,000/-
	Name of the bank issuing		ICICI Bank
	Processing fee forfeited at the time of earlier submission of the application(B)		Rs. 1,59,345/-
	Total amount to be considered		Rs. 7,98,000- Rs. 1,59,345= Rs. 6,38,655/-
	Deficient amount		Rs. 6,38,655- Rs. 6,37,381= Rs. 1,274./-(Excess Paid)
24.	File Status		Date
	File received on		22.11.2024
	First notice Sent on		19.12.2024



First hearing on	16.12.2024
Second hearing on	30.12.2024
First reply submitted on	13.01.2025
Third hearing on	17.02.2025
Second reply submitted on	23.01.2025
Third reply submitted on	05.02.2025

23. Case History:-

The promoter M/s Vatika Ltd. who is a collaborator had applied for the registration of real estate commercial Plotted colony namely "Footfalls" located at Sector-88B, Village- Harsaru, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 82811 dated 22.11.2024 and RPIN-828. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1796-2024. The project area for registration is same as that of the licensed area i.e., 2.625 acres. License no - 35 of 2024 dated 07.03.2024 valid upto 06.03.2029.

The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/828 dated 19.12.2024 was issued to the promoter with an opportunity of being heard on 30.12.2024.

Proceeding dated 16.12.2024.

The matter is adjourned to 30.12.2024.

Proceeding dated 30.12.2024.

Ms. Prachi Singh, Planning Executive briefed about the facts of the project.

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

A public notice of two weeks for inviting objections if any regarding the affidavit of the promoter regarding no sale/creation of 3rd party rights in the project be issued in three newspapers (one in Hindi and two in English) of wide circulation. The distribution of plots between the landowners and collaborator be got signed from the concerned landowners duly attested by 1st Class Magistrate. Balance deficiencies to be also rectified. Further, the planning executive to visit the site and submit report within seven days.

The matter to come up on 17.02.2025.

Proceeding dated 17.02.2025

The matter is adjourned to 24.02.2025.

The public notice was published in three newspapers namely "The tribune (English)", "The Times of India" and "The tribune (Hindi)" dated 01.02.2025 in which last date of filing objections was 14.02.2025 against which one objection has been received in the authority vide email dated 12.01.2025.

The promoter has submitted a reply on 13.01.2025, 23.01.2025 and 05.02.2025 which was scrutinized and the status of documents is mentioned below.



24.	Present compliance status as on 24.02.2025 of the deficiencies conveyed vide hearing dated 17.02.2025	<ol style="list-style-type: none"> 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. Status:- Not done 2 Online DPI needs to be corrected. Status:- Not done 3 The promoter needs to submit the current status of the earlier license no. 43 of 2013 dated 06.06.2013, issued by the DTCP for the development of commercial colony. Further, the said licensed is registered with the authority. If not, then the promoter needs to clarify the same. Status: - The promoter states that the initial license in 2013, we have not undertaken any demarcation, zoning or development activities on the said plot. We do not possess any building plans for the project. Consequently, there have been no third-party rights created in the project under the earlier License No. 43 of 2013 dated 06/06/2013. 4 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. Status:- Submitted 5 A copy of collaboration agreement between landowner and promoter need to be submitted. Status:- Submitted 6 Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. Status:- Submitted 7 Land title search report needs to be submitted on latest date. Status:- Submitted 8 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. Status:- Submitted but need to be revised. 9 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. Status: - Submitted but needs to be signed and verified by the landowners. 10 HUDA construction water NOC needs to be submitted. Status:- Submitted 11 REP-II needs to be submitted. Status:- Submitted 12 Layout superimposed on the demarcation plan showing khasra no. needs to be submitted.
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	<p>Status:- Submitted</p> <p>13 Pert Chart needs to be submitted. Status:- Submitted</p> <p>14 Project report needs to be revised. Status:- Revised</p> <p>15 Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt in prescribed format needs to be provided. Status:- Revised</p> <p>16 Draft advertisement needs to be submitted and draft brochure needs to be submitted. Status:- Submitted</p> <p>17 Cost of land amounts to Rs 16.76 lakhs needs to be clarified according to area i.e. 2.6250 acres applied for registration. The area sharing model with landowners in collaboration agreement needs to be submitted. Status:- Submitted but DPI needs to be revised.</p> <p>18 Clarification needs to be submitted as amount of taxes; cess is not mentioned in DPI. Details of other cost mentioned in DPI needs to be submitted. Details of financial resources amounts to Rs 1256.64 lakhs from others mentioned in DPI needs to be submitted. Challan and Schedule of payment of IDC paid for the project needs to be submitted. Status:- Submitted</p> <p>19 Independent auditors report for the financial year 2023-2024 needs to be submitted along with financial statements. Status:- Submitted</p> <p>20 CA certificate for REP 1 (A-H) and. CA certificate for Net worth of promoter needs to be submitted. Status:- Submitted</p> <p>21 Promoter's affidavit for no loan on project needs to be submitted. Status:- Submitted</p> <p>22 Bank undertakings needs to be submitted. Status:- Submitted but original needs to be submitted.</p> <p>23 Board resolution duly acknowledged for operation of bank account is needs to be revised with properly specifying same to be 70% collection account as per RERA rules. Status:- Submitted</p>
Remarks	<p>1. Correction needs to be done in the online (A-H) application.</p> <p>2. Online DPI needs to be corrected.</p> <p>3. The promoter needs to submit the current status of the earlier license no. 43 of 2013 dated 06.06.2013, issued by the DTCP for the development of commercial colony.</p>



- Further, the said licensed is registered with the authority. If not, then the promoter needs to clarify the same.
4. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.
 5. 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.
 6. Cost of land amounts to Rs 16.76 lakhs needs to be clarified according to area i.e. 2.6250 acres applied for registration. The area sharing model with landowners in collaboration agreement needs to be submitted.
 7. Bank undertakings needs to be submitted.

Recommendations:

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Bank Undertaking and the documents mentioned above.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

(Asha)

Chartered Accountant

(Prachi Singh)

Planning Executive

Day and Date of hearing

Monday and 24.02.2025

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Ms. Prachi Singh, Planning Executive and Ms. Asha Chartered Accountant briefed about the facts of the project.

Mr. Virender Dhar and Mr. Jitender Kumar are present on behalf of the promoter.

The penal proceedings for violation of section 3 of the Act, 2016 have been dealt separately vide complaint no. 983 of 2025.

Approved as proposed subject to rectification of deficiencies mentioned above including correction in A-H form and Online DPI.

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above including correction in A-H form and Online DPI.

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA