

**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
	Second reply submitted on		23.01.2025
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		



	<p>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.</p> <p>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.</p> <p><b>Proceeding dated 16.12.2024.</b></p> <p>The matter is adjourned to 30.12.2024.</p> <p>The promoter has submitted a reply on 13.01.2025 and 23.01.2025 which was scrutinized and the status of documents is mentioned below.</p>	
<b>24.</b>	<p><b>Present compliance status as on 27.01.2025 of the deficiencies conveyed vide notice dated 19.12.2024</b></p>	<ol style="list-style-type: none"> <li>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. <b>Status:- Not done</b></li> <li>2 Online DPI needs to be corrected. <b>Status:- Not done</b></li> <li>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. <b>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.</b></li> <li>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. <b>Status:- Submitted</b></li> <li>5 A copy of collaboration agreement between landowner and promoter need to be submitted. <b>Status:- Submitted</b></li> <li>6 Mutation, Jamabandi and Aks-shajra certified on the latest date needs to be submitted. <b>Status:- Submitted</b></li> <li>7 Land title search report needs to be submitted on latest date. <b>Status:- Submitted</b></li> <li>8 Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted. <b>Status:- Not submitted</b></li> <li>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.</li> </ol>





		<p><b>Status:- Submitted but needs to be signed and verified by the landowners.</b></p> <p>10 HUDA construction water NOC needs to be submitted. <b>Status:- Submitted</b></p> <p>11 REP-II needs to be submitted. <b>Status:- Submitted</b></p> <p>12 Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. <b>Status:- Submitted</b></p> <p>13 Pert Chart needs to be submitted. <b>Status:- Submitted</b></p> <p>14 Project report needs to be revised. <b>Status:- Submitted but DPI needs to be revised</b></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. <b>Status:- Submitted but needs to be revised</b></p> <p>16 Draft advertisement needs to be submitted and draft brochure needs to be submitted. <b>Status:- Submitted</b></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. <b>Status:- Submitted but DPI needs to be revised.</b></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. <b>Status:- Submitted</b></p> <p>19 Independent auditors report for the financial year 2023-2024 needs to be submitted along with financial statements. <b>Status:- Submitted</b></p> <p>20 CA certificate for REP 1 (A-H) and. CA certificate for Net worth of promoter needs to be submitted. <b>Status:- Submitted</b></p> <p>21 Promoter's affidavit for no loan on project needs to be submitted. <b>Status:- Submitted</b></p> <p>22 Bank undertakings needs to be submitted. <b>Status:- Submitted but original needs to be submitted.</b></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. <b>Status:- Submitted</b></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. Further, the said</p>





		<p>licensed is registered with the authority. If not, then the promoter needs to clarify the same.</p> <p>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.</p> <p>5. Non-encumbrance certificate not below the rank of tehsildar certified on the latest date needs to be submitted.</p> <p>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.</p> <p>7. Allottee related documents like Application form, Allotment letter, Builder Buyer agreement, conveyance deed and payment receipt in prescribed format needs to be provided.</p> <p>8. Project report needs to be revised.</p> <p>9. 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.</p> <p>10. Bank undertakings needs to be submitted.</p>
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(Asha)

Chartered Accountant



(Prachi Singh)  
Planning Executive

Day and Date of hearing

Monday and 27.01.2025

Proceeding recorded by

Ram Niwas

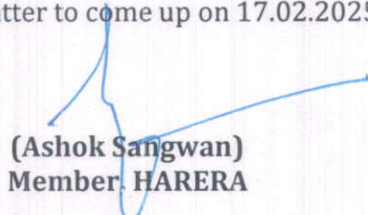
**PROCEEDINGS OF THE DAY**


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 3<sup>rd</sup> 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 1<sup>st</sup> 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.

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA

