



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 Horizon 82
Promoter M/s Vatika Ltd.

p 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)(l)(c)	31.12.2029		
13.	QPR compliance	N/A		
14.	4(2)(l)(D) compliance	N/A		
15.	Compliance of conditions of RC	N/A		
16.	4(2)(l)(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

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



	ii)	Zoning Plan Approval	DTCP-10196 dated 29.04.2024
	iii)	Layout plan Approval	09.02.2024
	iv)	Environmental Clearance	N/A
	v)	Airport height clearance	N/A
	vi)	Fire scheme approval	N/A
	vii)	Service plan and estimate approval	LC-4774-II/JE(RK)/2024/28346 dated 10.09.2024
	viii)	Electricity load availability connection	Ch-58/Drg-PLC
20.	Total Project Cost		Rs 75.38 cr
21.	Project expenditure so far		Rs 12.74 cr
22.	Estimated expenditure for completion so far		Rs 62.91 cr
23.	Fee details		
	Registration fee		$(31158.242 \times 10) + (1254.525 \times 20)$ =Rs. 3,36,674/-
	Late fee		Nil
	Processing fee		32412.767×10 =Rs. 3,24,128/-
	Total fee		Rs. 6,60,802/-
24.	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
25.	File Status		Date
	Project received on		30.04.2024
	Notice dispatched on		02.07.2024
	1 st Hearing		24.06.2024
	2 nd Hearing		05.08.2024 (adjourned)
	3 rd Hearing		30.09.2024 (adjourned)
	4 th Hearing		04.11.2024 (adjourned)
	5 th Hearing		02.12.2024 (adjourned)
	6 th Hearing		13.01.2025 (adjourned)
	7 th Hearing		27.01.2025

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	8 th Hearing	10.03.2025
	9 th Hearing	07.04.2025
	10 th Hearing	26.05.2025
	11 th Hearing	07.07.2025
26.	<p>Case history-</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>As per the direction, the matter is listed for discussion on 24.06.2024.</p> <p>Proceeding dated: 24.06.2024.</p> <p>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.</p> <p>On 05.08.2024, The matter is adjourned and to come up on 30.09.2024.</p> <p>On 30.09.2024, The matter is adjourned and to come up on 04.11.2024.</p> <p>On 14.10.2024, a reference to DTCP has been given as directed by the Authority as to how the part of already registered area has been migrated to another scheme without consent/full and final settlement of 100% allottees of the project.</p>	



On 04.11.2024, The matter is adjourned and to come up on 02.12.2024.

On 02.12.2024, The matter is adjourned and to come up on 13.01.2025.

On 13.01.2025, The matter is adjourned and to come up on 27.01.2025.

The promoter has submitted the total inventory of the project "Tranquil Heights" in which total units are 169 out of which 101 units are sold.

In 101 units, promoter has provided details regarding refund of 34 allottees, fund transfer regarding unit given in another project of 59 allottees and forfeited the amount of 8 allottees.

The office observations with respect to the list of sold inventory are as under:

- A perusal of refund of 34 allottees predicts that the promoter has deducted/forfeited part amount of 3 allottees and refunded the balance. Further, no NOC/Settlement agreements from all the allottees to whom money has been refunded, has been provided.
- Out of 59 allottees to whom fund has been transferred against another unit in another project, the promoter has transferred the principal amount deposited but, in some cases, even deduction has been made from the principal amount. Further, no NOC/Settlement agreements from all the allottees to whom fund transferred against another unit in another project, has been provided.
- And forfeiture of 8 allottees have been done by the promoter stating that they have neglected and failed to make due balance payments and also failed to return signed builder buyer agreement and cancelled the allotment. Further, no NOC/Settlement agreements from all the allottees have been submitted.

No reply from DTCP regarding reference given as to how the part of already registered area has been migrated to another scheme without consent/full and final settlement of 100% allottees of the project has been received yet.

Proceeding dated: 27.01.2025.

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Virender Dhar (AR) and Sh. Jitender Kumar (AR) are present on behalf of the promoter. A public notice be published in two prominent widely circulated English newspapers and one Hindi newspaper of three weeks inviting objections if any regarding the settlement of existing allottees claimed by the promoter and migration of the land of the existing project namely Tranquil Heights be issued. Further, matter be pursued with DTCP/State Government with respect to migration of registered projects.

The matter to come up on 10.03.2025.

A Public notice for inviting objections if any regarding the settlement of existing allottees claimed by the promoter and migration of the land of the existing project namely Tranquil Heights has been published in two English newspapers namely "Business Standard", "The



Pioneer" and one Hindi namely "The Pioneer" on 07.02.2025 for three weeks till 03.03.2025. No objections received till date 03.03.2025.

A DO letter has been sent to DTCP dated 06.03.2025 in continuation to a reference previously sent on dated 14.10.2024 as to how the part of already registered area has been migrated to another scheme without consent/full and final settlement of 100% allottees of the project.

Proceeding dated: 10.03.2025.

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. A public notice be published again in two prominent widely circulated English newspapers namely "The Tribune" & "Hindustan Times" and one Hindi namely "Dainik Bhaskar" of two weeks inviting objections if any regarding the settlement of existing allottees claimed by the promoter and migration of the land of the existing project namely Tranquil Heights be issued. Further, the office to put up on file to sending a final reminder 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 07.04.2025.

A Public notice for inviting objections if any regarding the settlement of existing allottees claimed by the promoter and migration of the land of the existing project namely Tranquil Heights has been published in two English newspapers namely "The Tribune", "Hindustan Times" and one Hindi namely "Navbharat Times" on 14.03.2025 for two weeks till 28.03.2025.

On 20.03.2025, a final reminder to DTCP has been sent 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. No reply from DTCP has been received yet.

Regarding public notice for inviting objections, there are 2 objections received in the Authority dated 20.03.2025 and 24.03.2025.

Objection received dated 20.03.2025 by Himanshu Chawla who states that he has booked a unit in Tranquil Heights (HSG-020-K-504-Phase-1) by Vatika Ltd. and paid approximately Rs. 70 lakhs to the developer whereas the developer has neither delivered the possession of the booked property nor refunded the amount paid. He has requested to get the refund of unit booked by him or to allot a booked unit.

Objection received dated 24.03.2025 by Siddharth Loiwal who states that Vatika booked & allotted flats and collected monies from way more than the 59 nos. allottees they have declared in their de-registration proposal is very evident.

The petitioner urges H-RERA to take action against a developer, Vatika Ltd., for fraud, illegalities, and violations of the H-RERA Act, highlighting significant misrepresentations in the "Tranquil Heights" and "Horizon-82" projects. The key demands include:



1. Immediate action by H-RERA on fraudulent activities, including sales of unapproved residential units and facilities in Tower E and D.
2. A stay on any further approvals related to the "Horizon-82" project, which is built on unlicensed land.
3. Investigation into the developer's illegal activities, including unauthorized construction and misrepresentation of "Tranquil Heights" as multiple separate phases.
4. Forensic audit and freezing of Vatika Ltd.'s assets to track illicit funds.
5. Action to prevent developers from subdividing group housing projects into separate phases without proper approvals.

The petitioner's appeal emphasizes the long-standing deception, affecting both current and potential buyers, and calls for immediate intervention to prevent further injustice and safeguard public interest.

Proceeding dated: 07.04.2025.

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Virender Dhar (Vice President), Sh. Jitender Kumar (Sr. Manager) are present on behalf of the promoter. Few objections were received against a public notice inviting objections in the Authority for which copy of the same to be supplied to the promoter. Further, the promoter is directed to submit the reply against the same. The matter to come up on 26.05.2025.

Now, a total no. of 5 objections (Siddharth Loiwal, Yogesh Kumar, Praveen Singh and Himanshu & Savita Chawla, Umesh Sehgal & Neha Arora) have been received in the Authority for which copy has been supplied to the promoter.

As per the objections, all the 6 objectors are allottee in the project but as per list of sold inventory details given by the promoter, there is no mention of objectors namely i.e. Siddharth Loiwal, Yogesh Kumar, Praveen Singh and Himanshu & Savita Chawla.

The objections by Yogesh Kumar, Praveen Singh and Himanshu & Savita Chawla, Umesh Sehgal & Neha Arora states that the objectors have booked a unit in Tranquil Heights by Vatika Ltd. and paid some amount to the developer whereas the developer has neither delivered the possession of the booked property nor refunded the amount paid. Further, in 2 cases Authority has ordered for refund with interest but the promoter didn't comply the order till date.

The promoter has submitted a reply dated 16.05.2025 against objections received in the Authority.

The copy of objections was then supplied to the promoter i.e. Vatika Ltd. and accordingly in the reply, the promoter stated that the company is willing to refund the money of the objectors along with interest in 6-8 monthly installments and issued a first cheque.

An affidavit from Director is required to be submitted, affirming that there are no other allottees apart from those mentioned in the list of sold inventory.

Proceeding dated: 26.05.2025.

Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case. Sh. Virender Dhar (Vice President), Sh. Jitender Kumar (Sr. Manager) are



present on behalf of the promoter. Sh. Siddharth Loiwal (Allottee), Sh. Himanshu Chawla (Allottee), Sh. Yogesh (Allottee), Ms. Anita Sardana (Allottee) are present.

The promoter has requested for a passover for one hour as the concerned counsel was not present on the behalf of promoter whereas Authority has allowed for the same. Further, even after allowing the request of promoter for passover, the concerned counsel did not appear before the Authority. Therefore, the matter is adjourned.

The matter to come up on 07.07.2025.

On dated 10.06.2025, one more objection has been received in the Authority by Aashish Sardana and Anita Sardana against a public notice for inviting objections regarding registration of the project namely "horizon 82" under license no. 19 of 2024 located at Sector 82A, Gurugram being developed by M/s Vatika Ltd. and migration of land admeasuring 6.093 acres from the registered project, namely "Tranquil Heights" registered vide RC 359 of 2017.

The status of the documents is mentioned below:

27.	Deficiencies as observed in the scrutiny	<ol style="list-style-type: none"> 1. Corrections in REP-I needs to be done. Status: Not Submitted 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. Status: Not Submitted 3. Corrections in online DPI need to be done. Status: Not Submitted 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. Status: Not Submitted 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. Status: Not 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. Status: Submitted 7. A copy of the Information to revenue department needs to be submitted.
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		<p>Status: Submitted</p> <p>8. Land title search report needs to be revised.</p> <p>Status: Submitted</p> <p>9. Approved service plans and estimates need to be submitted.</p> <p>Status: Submitted</p> <p>10. Copy of superimposed demarcation plan on approved layout plan needs to be submitted.</p> <p>Status: Submitted</p> <p>11. Approved zoning plan needs to be submitted.</p> <p>Status: Submitted</p> <p>12. Draft allotment letter and payment plan need to be revised.</p> <p>Status: Submitted</p> <p>13. Draft brochure and advertisement document need to be revised.</p> <p>Status: Submitted, draft advertisement needs to be submitted.</p> <p>14. An affidavit from Director is required to be submitted, affirming that there are no other allottees apart from those mentioned in the list of sold inventory.</p> <p>Status: Not Submitted</p> <p>15. Details of loan from financial institutions amounting to Rs. 20026.81 lakh which is shown in Part D of DPI needs to be submitted.</p> <p>Status: Not Submitted</p> <p>16. CA certificate for 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)</p> <p>Status: CA Certificate of non-default needs to be submitted for latest date as previously dated was 31.03.2023.</p> <p>17. Project report needs to be revised as costing detail is not match with DPI.</p> <p>Status: Submitted</p> <p>18. Bank Undertaking needs to be submitted.</p> <p>Status: Not Submitted</p> <p>19. CA Certificate for expenditure to be incurred and expenditure incurred till date needs to be submitted.</p> <p>Status: Submitted</p> <p>20. CHG-1 forms need to be submitted.</p> <p>Status: Submitted</p> <p>21. CA certificate for REP I needs to be submitted.</p> <p>Status: Submitted</p>
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	<p>22. 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. Status: Submitted</p> <p>23. Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. Status: Submitted</p> <p>24. CA certificate for Net worth of promoter needs to be submitted. Status: CA Certificate of net worth needs to be submitted on latest date as previously dated was 31.03.2023.</p> <p>25. Non-Encumbrance Certificate not below the rank of Tehsildar needs to be submitted. Status: Not Submitted</p> <p>26. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted. Status: Not Submitted</p> <p>27. Affidavit outlining area sharing model along with compliance of 4(2)(I)(D) with landowners needs to be submitted. Status: Not Submitted</p>
Remarks	<p>1. Corrections in REP-I needs to be done.</p> <p>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.</p> <p>3. Corrections in online DPI need to be done.</p> <p>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.</p> <p>5. Draft advertisement needs to submit.</p> <p>6. 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.</p> <p>7. Details of loan from financial institutions amounting to Rs. 20026.81 lakh which is shown in Part D of DPI needs to be submitted.</p>



		<p>8. CA Certificate of non-default needs to be submitted for latest date as previously dated was 31.03.2023.</p> <p>9. Non-Encumbrance Certificate not below the rank of Tehsildar needs to be submitted.</p> <p>10. Affidavit of promoter regarding arrangement with the bank of master account needs to be submitted.</p> <p>11. Affidavit outlining area sharing model along with compliance of 4(2)(I)(D) with landowners needs to be submitted.</p>
	<p><i>Ashish</i> (Ashish Dubey) Chartered Accountant</p>	<p><i>Nikita</i> (Nikita Mittal) Planning Executive</p>

Day and Date of hearing	Monday and 07.07.2025
Proceeding recorded by	Sh. Ram Niwas
PROCEEDINGS OF THE DAY	
<p>Proceeding dated: 07.07.2025.</p> <p>Ms. Nikita Mittal (Planning Executive) and Sh. Ashish Dubey (Chartered Accountant) briefed about the facts of the case.</p> <p>Sh. Virender Dhar (Vice President), Sh. Jitender Kumar (Sr. Manager), Sh. Amit Malhotra, Sh. Minoti, Sh. Venkat Rao (Adv) and Sh. Shivaditya Mukherjee (Adv) are present on behalf of the promoter.</p> <p>Sh. Praveen Singh, Sh. Himanshu Chawla, Sh. Siddharth Loiwal, Sh. Yogesh Kumar and Sh. Ashish Sardana & Ms. Anita Sardana complainants are present.</p> <p>The Authority observes that the promoter had submitted an application under Section 4 of the RERA Act, 2016 for registration of the project titled as "Horizon 82" on 30.04.2024. It is noted that License No. 19 of 2024, dated 09.02.2024, admeasuring 8.00937 acres, was granted by the DTCP, subsequent to the migration of a part area measuring 6.093 acres from License No. 22 of 2011, dated 24.03.2011, which was originally issued for the development of a group housing colony.</p> <p>It is further observed that part area of License No. 22 of 2011 pertains to the project "Tranquil Heights", which was already registered with this Authority vide Registration No. 359 of 2017 dated 17.11.2017. The application for de-registration of the said project was returned to the promoter vide order dated 24.07.2023, granting liberty to submit a fresh application only after settlement of 100% of the allottees of the project.</p> <p>In continuation of the proceedings held on 26.05.2025, and upon perusal of the case record, objections received, and replies submitted by the promoter M/s Vatika Ltd., the Authority notes the following:</p> <ol style="list-style-type: none"> Multiple objections have been received from existing allottees of the project "Tranquil Heights" against the proposed registration of the new Affordable Residential Plotted Colony under DDJAY "Horizon 82", developed on land migrated from the already registered project. It has come to the notice of the Authority that several objectors claim to be allottees in "Tranquil Heights" but are not reflected in the list of sold inventory submitted by the promoter. In some cases, the Authority has already issued orders for refund with interest, which the promoter has failed to comply with till date. 	

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4. The promoter has submitted a partial reply expressing willingness to settle dues in 6-8 monthly installments.
5. The promoter has also submitted before the Authority that additional time of three weeks is required to furnish complete settlement details with the allottees/objectors.

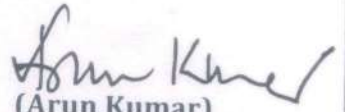
Accordingly, the Authority hereby directs the promoter as under:

- a. The promoter **shall first settle the claims of all existing allottees** of the project "Tranquil Heights" including those who have filed objections and those whose names may not have been reflected in the submitted inventory but have provided substantiating documents.
- b. The promoter is further directed to **submit a revised and comprehensive list of sold inventory**, clearly indicating the status of each allottee including refunds made, units transferred, forfeitures, and those pending settlement along with supporting documents such as NOCs, settlement agreements, proof of payments, etc.
- c. The promoter shall also **submit an affidavit from the Director** of the company affirming that there are no remaining unsettled claims of allottees other than those disclosed and addressed in the revised list.

In view of the promoter's request, the Authority is inclined to grant a final opportunity of three weeks to comply with the above directions and submit complete documentation by the next date of hearing.

Upon failure to comply with the above directions and pending deficiencies already conveyed within the stipulated timeline, the promoter is show caused as to why the application for registration of the project "Horizon 82" may not be rejected as per the procedure prescribed by the law.

The matter to come up on 11.08.2025 for further proceedings.


(Arun Kumar)
Chairman, HARERA

