

Hearing brief for registration of Project u/s 4

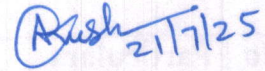
S.No	Particulars	Details
1.	Name of the project	Vatika India Next 2 (Phase II)
2.	Name of the promoter	M/s Vatika Ltd.
3.	Nature of the project	Residential Plotted Colony
4.	Nature of the phase	Residential Plotted Colony
5.	Location of the project	Sector- 88B, Gurugram
6.	Legal capacity to act as a promoter	Collaborator
7.	Name of the license holder	M/s Vatika Ltd. and Others
8.	Status of project	New
9.	Whether registration applied for whole	Phase
	Phase no.	2
10.	Online application ID	RERA-GRG-PROJ-1827-2024
11.	License no.	94 of 2013 dated 31.10.2013 11 of 2015 dated 01.10.2015 254 of 2023 dated 17.11.2023 174 of 2024 dated 06.12.2024
		valid upto 30.10.2024 valid upto 30.09.2025 valid upto 16.11.2028 valid upto 05.12.2029
12.	Total licensed area	149.8565 acres
		Area to be registered
		10.04375 acres
13.	File Status	Date
	File received on	03.07.2025
14.	Case History:	The promoter i.e., M/s Vatika Ltd. who is a Collaborator has applied for the registration of Residential Plotted colony namely "Vatika India Next 2 (Phase II)" located at sector 88B, Gurugram under Section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 93772 dated 03.07.2025 and RPIN- 927. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1827-2025. After scrutiny of the file, it was found that the approval of Zoning plan is not available in the file submitted by the promoter. Further, the promoter has submitted the payment amounting to Rs 4,48,500 and Rs 4,06,500/- vide ref no. KKBKR22025070117733075 and KKBKR22025070117720462 dated 01.07.2025. The processing fee has been calculated on the applied area for registration and comes out to be Rs 4,06,457/-. Accordingly, the file was put up with a proposal that the application of the promoter may be returned with the direction to submit the file after obtaining the Zoning Plan. Further, it was also proposed that the processing fee deposited by the promoter may be forfeited.



The Authority has accepted the proposal for returning the file along with the forfeiture of processing fee.


Asha

Chartered Accountant


21/7/25

Ashish Kush
Planning Executive

Day and Date of hearing

Monday and 21.07.2025

Proceeding recorded by

Ram Niwas

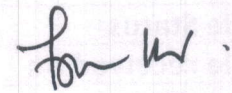
PROCEEDINGS OF THE DAY

Proceedings dated: 21.07.2025

Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Jitender (AR) is present on behalf of the promoter.

On 14.07.2025, the Authority decided to return the application for registration of the project due to the non-submission of the Zoning plan approval. Consequently, the processing fees amounting to Rs. 4,06,457/- stands forfeited and the balance registration fee will be adjusted, if any upon receipt of fresh application for registration in the Authority. This decision was duly communicated to the Applicant-Promoter vide notice dated 16.07.2025. The Promoter may submit a fresh application upon obtaining the requisite approvals from the competent authority.



(Arun Kumar)
Chairman, HARERA