



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

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**PROCEEDINGS OF THE DAY**

|                        |                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Day and Date           | Wednesday and 24.07.2024                                                                                                          |
| Complaint No.          | CR/247/2024 Case titled as Centaurus Consulting Thru Anurag Sharma Partner VS Vatika One One One Private Limited & Vatika Limited |
| Complainant            | Centaurus Consulting Thru Anurag Sharma Partner                                                                                   |
| Represented through    | Complainant in person                                                                                                             |
| Respondent             | Vatika One One One Private Limited & Vatika Limited                                                                               |
| Respondent Represented | Shri Shubham Mann, Advocate                                                                                                       |
| Last date of hearing   | 24.04.2024                                                                                                                        |
| Proceeding Recorded by | Naresh Kumari and HR Mehta                                                                                                        |

**Proceedings**

The present complaint was filed on 25.01.2024 and reply on behalf of the respondent no. 2 was received on 24.04.2024. Reply not filed by respondent no.1 till date.

An Application has been filed by respondent no. 2 dated 24.04.2024 for deletion of its name from the array of parties as respondent no. 2 is neither the promoter in the project nor was it bound to perform any obligations of the promoter. All grievances of complainant pertain towards respondent no. 1.

The partner of the complainant firm Shri Anurag Sharma present in person vehemently objects to the application and has filed reply to the same on 11.7.2024 wherein it has been stated that "Vatika one on one" project was conceived, planned, executed, promoted and marketed by M/s Vatika Limited. M/s Vatika one on one Pvt. Ltd. is a group company of M/s Vatika Limited and both share the same office premises. Further the BBA is Tripartite agreement amongst the complainant and the two respondents, was also signed by Mr. Gautam Bhalla as a Director and authorized signatory for





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both the companies. The allotment letter was also signed by the same Mr. Gautam Bhalla. Also the units in Vatika One or One project are still been sold and marketed as those of M/s Vatika Limited. In addition to it, both the respondents have authorized one and the same person Mr. Ankur Agarwal, to represent them before this authority which suggests close linkage between the two."

Cost not paid by the respondent.

Heard.

The application for deletion of respondent no.2 from the array of parties is declined.

No reply has been filed in the matter by the respondent no.1 despite enough opportunities. In view of the above, defence of respondent no.1 is struck off.

Matter to come up for final arguments on 16.10.2024.

Ashok Sangwan  
Member  
24.07.2024