

PROCEEDINGS OF THE DAY

Day and Date	Thursday and 31-08-2023
Suo Motu Complaint No.	RERA-GRG-909-2023
Nature of complaint	Show cause notice for non-registration of ongoing project under proviso of section 3(1) of the RERA Act, 2016
Project Name	Vatika India Next City Centre
Promoter Name (Respondent)	Vatika Ltd
Respondent represented through	Proxy Adv. Mayank Grover Sh. Uma Shankar (Consultant-legal) Sh. Jitender Kumar (Senior Manager)

Proxy Adv. Mayank Grover, Sh. Uma Shankar (Consultant-legal) and Sh. Jitender Kumar (Senior Manager) are appeared on behalf of the promoter.

The legal consultant of the company has submitted an application for adjournment of hearing as the main counsel of the promoter is not available today due to matters listed before other court in Delhi.

Also, the promoter has filed the reply on 28-08-2023 stating that license no. 122 of 2008 was issued by DTCP, Haryana for an area admeasuring 10.718 acres for the development of commercial colony. All the approvals bearing license no. 122 of 2008 was issued in the name of M/s Trishul Industries. On 30-06-2006, M/s Trishul Industries was converted into a M/s Trishul Prop Build Ltd and DTCP, Haryana has granted in principle approval for transfer of license in the name of M/s Trishul Prop Build Ltd on 01-04-2013. Thereafter, M/s Trishul Prop Build Ltd went into winding up and Hon'ble Punjab & Haryana High Court appointed official liquidator against the licensee company. Vide order dated 18-01-2019, Hon'ble Punjab & Haryana High Court had allowed for winding up of M/s Trishul Prop Build Ltd and the assets of M/s Trishul Prop Build Ltd was subjected to be transferred to Vatika Ltd in terms of the approved "Scheme for Transfer of Assets". On 27-12-2019, M/s Vatika Ltd has applied to DTCP for transfer of license in their name which has not been obtained till date. Also, a letter dated 22-07-2020 vide memo no. 3223 was issued by DTCP, Haryana to M/s Vatika Ltd to submit the revalidated bank guarantee which had expired on 24-08-2020 and after which no compliances have been done by the promoter.

Therefore, the promoter is directed to obtain the COD permission from the competent authority and make an application for registration of the project in the authority and further the authority restrains the promoter from creating any third-party rights on the said project till further orders and to supply a details of sold and unsold inventory of the whole project. Matter to come up on 20-09-2023 at 11:00 A.M.

(Sanjeev Kumar Arora)
Member, HARERA