

**Complaint no. 983 of 2025**
**Hearing brief for non-registration of Project u/s 3**

S.No	Particulars	Details
1.	Name of the project	Footfalls
2.	Name of the promoter	M/s Vatika Limited
3.	Nature of the project	SCO
4.	Location of the project	Sector 88B, Gurgaon
5.	License no.	35 of 2024 dated 07.03.2024 Valid up to 06.03.2029
6.	Total licensed area	2.6250 acres
7.	<b>Case History:</b>	<p>The Authority issued a Suo moto notice to M/s Vatika Limited on 17.02.2025 (HARERA/GRG/983/2025) for advertising, marketing, and developing a real estate project named "Footfalls," located at Sector 88B, Gurgaon, offering Shop Cum Office (SCO) plots, without complying with the mandatory provisions under the Real Estate (Regulation and Development) Act, 2016 (RERA Act, 2016). The registration number mentioned in the advertisement (237 of 2017 dated 20.09.2017) pertains to a different project, namely "ONE ON ONE PHASE-1" of M/s Vatika One on One Private Limited.</p> <p>As per records, the promoter initially applied for project registration under Temporary ID RERA-GRG-1617-2024, which was returned due to non-submission of required documents. A fresh application under Temporary ID RERA-GRG-1796-2024 has been submitted, but the project remains unregistered.</p>
8.	<b>Present Status on 24.02.2025</b>	Applied for registration to the HARERA, Gurugram under Temporary ID RERA-GRG-1796-2024.


  
 Asha

**Chartered Accountant**

<b>Day and Date of hearing</b>	Monday and 24.02.2025
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**Proceedings of the day**

Ms. Asha, Chartered Accountant briefed about the facts of the case.

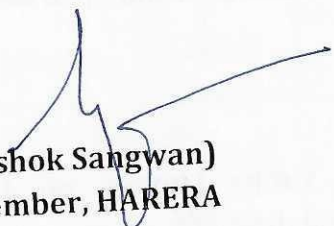
Mr. Virender Dhar and Mr. Jitender Kumar are present on behalf of the promoter. The promoter stated that they have neither published nor issued the impugned advertisement. The AR submitted the reply against the show cause notice dated 17.02.2025 wherein it is stated that they have filed a Civil Suit (CS(OS)720/2022) before the Hon'ble High Court of Delhi. Hon'ble High Court of Delhi in its order dated 22.11.2022 directed Mr. Ravi Luthra not to circulate any messages





in WhatsApp or social media related to the project, which are unsubstantiated.

The Authority observes that such messages are still circulating on google / social media and no public disclaimer notice has been published by the promoter till date hence Authority decides to impose a penalty of Rs. 10 Lakhs for violation of Section 3 of the Act of 2016 and is also directed to issue disclaimer notice in 3 prominent newspaper (2 English and 1 Hindi) within 10 days falling which further legal action shall be initiated.

The matter come up on 10.03.2025.

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA