



Haryana Real Estate Regulatory Authority, Gurugram

Gurugram

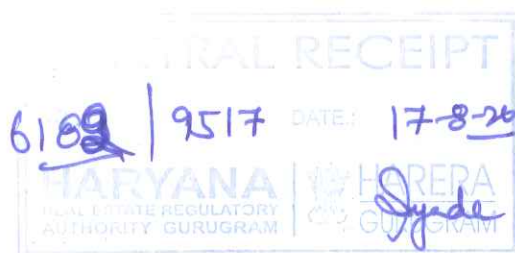
Phone : 0124-2583132

RECEIPT OF COMPLAINTS, PROJECTS AND OTHER CORRESPONDENCES AT HRERA GURUGRAM RECEPTION DESK

Dak Receipt ID	9517
Document for	Project (RERA-GRG-460-2019)
Project Name	SEVEN ELEMENTS (PHASE-I)
Promoter Name	M/S VATIKA SEVEN ELEMENTS PRIVATE LIMITED (FORMERLY KNOWN AS M/S STRONG INFRABUILD PVT. LTD.)
Submitted By	RAHUL JOHARI
Department	Project Branch
Date of Submission of Document	17-08-2020
Remarks	REQUEST FOR EXTENSION OF VALIDITY OF COMPLETION OF PROJECT

Signature: _____

Date: _____





VATIKA SEVEN ELEMENTS PRIVATE LIMITED
(Formerly Strong Infrabuild Pvt. Ltd.)

Corporate Office
Vatika Triangle, 7th Floor
Sushant Lok, Phase I, Block A
Mehrauli - Gurgaon Road
Gurgaon 122 002, Haryana
INDIA

T 91.124.4177 777
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www.vatikagroup.com

Dated: 14-08-2020

To

The Chairman
Haryana Real Estate Regulatory Authority
New PWD Rest House, Civil Lines,
Gurugram

Sub: Request for Extension for the completion of Residential Group Housing Project "Seven Elements (Phase-I)" vide Registration No. 281 of 2017 dated 09.10.2017 (Temp ID RERA-GRG-PROJ-460-2019) at Village Harsaru and Hayatpur, Sub-Tehsil Harsaru, Sector 89A, Gurugram.

Ref: Order No. 9/3-2020 HARERA/GGM (Admn) dated 26.05.2020

Dear Sir,

This is in reference to the above subject, we would like to bring to your kind notice that at the time of submission of the application, it has been contemplated in anticipation that the construction and development activities of the captioned project will be completed by 30th January 2022.

However, MHA and NDMA had declared Covid-19 as a pandemic and for stopping the spreading of highly contagious Covid-19 virus and further the Govt. of Haryana has declared complete mandatory lockdown from 23.03.2020 onwards. The said lockdown is still continuing partially; as the Govt. had started issuing unlock guidelines from time to time whereby certain percentage of staff were allowed to work in office. Also during complete lockdown huge numbers of laborers migrated from the Haryana state to their home town and yet not returned in full fledged which result shortage of labors force and also scarcity of other resources and materials due to non-movement or less movement of resources infrastructure. We as a developer are eager to resume the construction work at the project site after issuance unlock guidelines by the Govt., but due to acute shortage of labour force and scarcity of resources and non-availability of materials, which further apprehended to take another year to resume the construction and development at pace in the project site.

Moreover, to counter the deterioration in Air quality in Delhi-NCR region especially during the winter seasons over the last few years, various Judicial /Quasi judicial and other competent authority like National Green Tribunal (NGT)/Environment Pollution Control Authority (EPCA), HSPCB and Hon'ble Supreme Court had put ban on construction and development activities for about total of 70 days over various times and periods between November 2016 to December 2019, which badly hampers the construction and development progress in various projects. Additionally several restrictions are imposed by the authorities such as:

Registered Office
Flat No. 621-A, 6th Floor
Devika Towers, 6, Nehru Place
New Delhi 110 019
INDIA
CIN: U70100DL2011PTC226157

- a) No construction activities between 6 pm till 6 am (174 days)
- b) Stop the usage of Diesel Generator Sets (128 days)
- c) Stop entry of Truck Traffic into Delhi
- d) Close brick kilns, Hot Mix plants and Stone Crushers

This year the aforesaid restrictions imposed were continued in NCR region till 14 February 2020 and may be go further. Several stretches of total and partial construction restrictions have led to significant loss of productivity in construction of our projects. We have also been suffering from demobilization of the labor force working in the projects, and it took several additional weeks to resume the construction activities with the required momentum.

**Environment Pollution Control Authority (EPCA)/HSPCB/NGT/ Supreme Court Orders for
Ban on Construction in Delhi & NCR**

S. No.	Order Reference
1	Supreme Court Order (verbal) on 09.12.2019 for partial lifting of ban on Construction (6AM to 6PM)
2	Supreme Court Order dated 25.11.2019
3	Supreme Court Order dated 04.11.2019
4	EPCA-R/2019/L-54 dated 04.11.2019
5	EPCA-R/2019/L-53 dated 01.11.2019
6	HSPCB Order dated 25.10.2019 w r t EPCA-R/2019/L-49 dated 25.10.2019 (Partial Ban - 6 PM to 6 AM)
7	EPCA-R/2019/L-42 dated 09.10.2019 and MCG Order dated (Ban on use of DG sets-till Dec 2019)
8	EPCA-R/2019/L-22 dated 30.04.2019 lifted Partial Ban on construction from - 6 PM to 6 AM
9	EPCA-R/2018/L-113 dated 24.12.2018
10	Graded response action plan (GRAP) committee vide its meeting on 12.11.2018 imposed Partial Ban on construction from - 6 PM to 6 AM
11	EPCA-R/2018/L-97 dated 10.11.2018



12	EPCA Order dated 27.10.2018
13	HSPCB Order dated 14.06.2018
14	NGT Order dated 09.11.2017 & 17.11.2017
15	NGT Order dated 08.11.2016

Therefore, the aforesaid restrictions and effect of Covid-19 Pandemic, which is beyond the control of the Developer, results deferment of construction progress on the project site which also consequently burdened the additional heavy cost to the Developers.

It is to be noted that the completion period for the said project was mentioned 54 months i.e. 4.5 years from the date of application dated 31-07-2017 i.e. up to 30-01-2022. However, as per HRERA Certificate received from Authority Panchkula, the commencement period has been mentioned from 09.10.2017 to 31.03.2021 i.e. 3.5 Years only. In this regard, we had submitted a request letter (Copy enclosed) for the rectification of the validity period in HARERA registration certificate issued to the said project.

In view of the above facts and circumstances, we earnestly request you to grant the extension for the registered project i.e. "Seven Elements (Phase-I)" (Temp ID RERA-GRG-PROJ-460-2019) with validity beyond 30-01-2022 i.e. up to 30-01-2024 in the interest of justice

Thanking You,
For Vatika Seven Elements Pvt. Ltd.


Authorized Signatory
Virender Dhar
Mobile: 9810566938
Email: vatika.rera@vaticagroup.com

Encl. as stated above



seven
elements

(Formerly Strong Infrabuild Pvt. Ltd.)

Dated: 09/02/2018

To
The Chairman
Haryana Real Estate Regulatory Authority
PWD Rest House (New Building)
Sohna Road
Gurugram

Corporate Office
Vatika Triangle, 7th Floor
Sushant Lok, Phase I, Block A
Mehrauli - Gurgaon Road
Gurgaon 122 002, Haryana
INDIA

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Subject: Residential Group Housing Colony 'Seven Elements' (Phase-I) located at Sector 89-A, Village Harsaru & Hayatpur, Sub-Tehsil Harsaru, District Gurugram, State Haryana registered with HRERA.

Ref: Registration Certificate of Project (Regd. No. 281 of 2017 dated 09.10.2017) issued vide Memo No. HRERA-468/2017/1287 dated 09-10-2017.

Dear Sir,

With reference to the above mentioned subject and reference, we would like to bring in your notice that we have submitted application along with annexure 3c-1 with regard to completion of the development works.

It is submitted that the completion period for the said project was mentioned **54 months** from the date of application i.e. 31-07-2017. However, as per RERA certificate received from your office, the validity period of the said approval has been mentioned from 09.10.2017 to 31.03.2021 i.e. 3.5 Years.

It is requested to rectify the validity period for the said project till 31-01-2022.

Thanking You,
For Vatika Seven Elements Pvt. Ltd.


Authorized Signatory

Virender Dhar

Mobile No. 9810566938

Email- vatika.rera@vatikagroup.com

Enclosure: As above



Shrey
27/02/18
(Legal events)


Registered Office
Flat No. 621-A, 6th Floor
Devika Towers, 6, Nehru Place
New Delhi 110 019
INDIA
CIN: U70100DL2011PTC226157

Extent of development


Project Name : Seven Elements (Phase -1)
 City/Town : Sector-89A,
 Village Harsaru and Hayatpur, Gurugram, Haryana
 Name of the Developer : Vatika Seven Elements Private Limited
 Complete address of Developer : Flat No. 621-A, 6th Floor, Devika Towers,
 6, Nehru Place, New Delhi-110019

Extent of development							
Tower	Total Planned	Till date			Pending		
	Floors	Structure	Brickwork & Plaster	Finishing	Structure	Brickwork & Plaster	Finishing
First Court	G+8				Ground to Roof	Ground to Roof	Ground to Roof
Second Court	G+8				Ground to Roof	Ground to Roof	Ground to Roof
Third Court	G+8				Ground to Roof	Ground to Roof	Ground to Roof
Fourth Court	G+8				Ground to Roof	Ground to Roof	Ground to Roof
Fifth Court	G+8	G+2			3rd to Roof	Ground to Roof	Ground to Roof
Sixth Court	G+8	G+7	G+2		8th to Roof	4th to Roof	Ground to Roof
Tower A2	G+20	G+13	G+3		14th to Roof	5th to Roof	Ground to Roof
Tower A3	G+20	G+10	G+3		11th to Roof	4th to Roof	Ground to Roof

Date: 31st July, 2017


 Signature of the Architect

ALOK MEHTA
 (Architect)
 Membership No. CA/99/22931


 Signature of the Engineer
 U.P. Santh
 E.C.E., M.O.E (STRUCT)
 E.C.E. #1212001
 M&C Registered Structural Engineer
 Class-I, E.S.C. No. 1/59


Annexure- 3c-1

Tower A4	G+20	G			Ground to Roof	Ground to Roof	Ground to Roof
Basements	2 Basements	2nd Basement			1st Basement	1st & 2nd Basement	1st & 2nd Basement
Retail	G+S				Ground to Roof	Ground to Roof	Ground to Roof

The schedule date of completion of above work has been reviewed and verified by undersigned that the progress of the development work is according to the planned schedule & the work can be completed within the time period mentioned below:

- A. Original time period of completion committed to the Allottees as per Annexure- 3b.
- B. Scheduled time period for completion of development- 54 months from the date of this certificate

Date: 31st July, 2017



Signature of the Architect

ALOK MEHTA
(Architect)
Registration No. AYB/21931



UTPAL SANTRA
B.C.E., M.C.E.(STRUCT.)
R.E.F1212600
IWC Empowered Structural Engineer
Class-I, E.S.E. No. 1/53

Signature of the Engineer



**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

Order

No.9/3-2020 HARERA/GGM (Admn)


Dated:26.05.2020

Notwithstanding anything contained to the contrary and by virtue of powers conferred under section 37 read with section 34 (f) of the RERA, the registration or extension thereto under section 5,6,7(3) of the RERA or rules thereunder, all registered projects under jurisdiction of Haryana Real Estate Regulatory Authority, Gurugram for which the completion date or revised completion date or extended completion date as per registration expired on or after 25th March, 2020, the Authority has decided as under :

- i) Haryana Real Estate Regulatory Authority, Gurugram hereby issues order/direction to extend the registration and completion date or revised completion date or extended completion date automatically by 6 months, due to outbreak of COVID-19 (Corona Virus), which is a calamity caused by nature and is adversely affecting regular development of real estate projects by invoking 'force majeure' clause. (no need for making fresh application in this regard)
- (ii) Haryana Real Estate Regulatory Authority, Gurugram hereby further decided to issue fresh 'Project Registration Certificates' with revised timeline in each such registered real estate project with the Haryana Real Estate Regulatory Authority, Gurugram at the earliest. The project registration branch may submit 'Revised Project Registration Certificates' accordingly.
- (iii) Haryana Real Estate Regulatory Authority, Gurugram hereby decides to extend concurrently the timelines of all statutory compliances in accordance with the provisions of RERA and the rules and regulations made thereunder.

This is issued in pursuant to the direction under section 83 of Real Estate (Regulation and Development) Act, 2016 for extension of registration of real estate project due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) regarding COVID-19 Pandemic issued vide memo No.1/32/2020-ITCP dated 15.5.2020.

Issued under the directions of the authority



Secretary
For Chairman, HARERA
Gurugram

Endst. No. 9/3-2020 HARERA/GGM (Admn)

Dated: 26.05.2020

A copy of the above is forwarded to the following for kind information please:

1. Principle Secretary to Government Haryana, Town and Country Planning and Urban Estate Department, Haryana, Chandigarh with reference to their memo no. 1/32/2020-ITC dated 15.5.2020.
2. Under Secretary to Government of India Housing & Urban Affairs (Housing Section) Room No. 220 C Wing, Nirman Bhawan, New Delhi with reference to their letter No. 0-17024/230/2018 Housing UD/EFS-9056405 dated 13.05.2020.
3. President, CREDAI, Gurgaon
4. President, NAREDCO, Gurgaon


Secretary
For Chairman, HARERA
Gurugram