



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.01.2025.

Item No. 277.23

Continuation of Registration under Section-7(3) of the RERA Act,2016.

Promoter: Shrishti Infradevelopers Pvt. Ltd.

Project: "Kalp Vatika (Earlier Known as "The Planets") - Affordable Residential Plotted Colony under DDJAY on land measuring 5.176 acres situated in Sector 3-4, Rohtak.

Reg. No.: HRERA-PKL-RTK-119-2019 dated 19.06.2019 valid upto May 2023, Covid Extension granted upto 29.02.2024, First Extension (Sec-6) granted upto 29.02.2025.

Temp ID: 436-2019.

1. The Promoter vide letter dated 09.12.2024 had applied for Continuation of Registration of the Project under Section- 7(3) of RERA Act, 2016 for one year, i.e., upto 29.02.2026.

- a. The extension has been applied on proforma REP-V.
- b. Extension fee for Rs 1,09,564/- has been deposited, which is in order.
- c. In explanatory note, it is mentioned that:
Application for grant of Completion Certificate stands submitted vide letter dated 21.07.2022, Electrical Infrastructure stands completed at site.
95% of development works have been completed.
Services of HSVP is not functional at site.
Applied for provision of Zoning Plan for Community Centre vide letter dated 22.02.2023 and reminder sent on 09.02.2024 but still not provided by the concerned department.
- d. License No. 38 dated 13.06.2018 renewed upto 12.06.2025.
- e. Photographs of the Project.
- f. **C.A Certificate dated 07.12.2024-**
Estimated Cost – Rs. 473.68 Lakhs
Expenses Incurred upto 30.09.2024 – Rs. 302.79 Lakhs



No STP is required because we are in process to connect our sewerage lines to HSVP main line.

As per the development, further expenses are required in the following works only:

Horticulture – 3.07 Lakhs

MTC of services and resurfacing of road – 70.49 Lakhs

g. **Architect Certificate** –

Estimate of Facility – Rs. 473.68 Lakhs

Total Expenditure (as on 31.10.2024) – Rs. 302.79 Lakhs

h. **Engineer Certificate dated 15.11.2024-**

Services	Actual Physical Progress	Remarks
Water Supply made	95%	Connection from PH Services
Electrification UHBVN	80%	Inspection of HT Line approved by
Storm Water Drainage	90%	Satisfactory
Parks and Playgrounds	95%	Renovation being done
Street Light	100%	Satisfactory
Roads	95%	Satisfactory
STP	95%	Promoter connected its sewerage to HSVP

i. QPRs have been uploaded upto 30.09.2024

j. Approval letter of Service Plans/Estimates dated 17.08.2021 along with approved Estimates and Plans.

2. After consideration, Authority decided that a CA empaneled firm be appointed to conduct the audit of project and a public notice be got published in two leading newspapers for inviting objections from general public as it is extension under Section-7(3) of RERA Act, 2016.

3. Promoter should deposit late fee of Rs.27,391/- as per resolution o Authority dated 07.08.2024 and also deposit Rs.41,300/- auditor's fee and Rs.10,000/- on account of publication of notice before next date of hearing.

4. Adjourned to 09.04.2025.



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA(Kakul)