



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 24.01.2024.

Item No. 239.29

Continuation of registration of the project for the second year under Section-7(3) of RERD Act, 2016.

Promoter: Rurban Development Corporation Pvt. Ltd.

Project: "Santushti Estate", a plotted housing colony under DDJAY on land measuring 5.94 Acres situated in Sector-7, Palwal.

Reg. No: HRERA-PKL-PWL-121-2019 dated 02.07.2019, valid up to 31.12.2021.

Temp ID: RERA-PKL-394-2019.

1. The Authority had registered the real estate project namely "Santushti Estate" an affordable plotted housing colony under DDJAY measuring 5.94 acres in Sector-7, Palwal vide Registration No. HRERA-PKL-PWL-121-2019 dated 02.07.2019 valid upto 31.12.2021 and extended upto 30.09.2023 .

2. The Promoter through its authorized signatory, Sh. Raja Ram has applied for the continuation of registration for the second year under FORM 'REP-V' vide application dated 22.12.2023. It is stated in the application that the promoter has applied for completion certificate to DTCP as the project is already completed. The promoter has submitted the following :

i. Extension Fee of Rs.60,136/- through RTGS/NEFT-KKBKH23355623302 dated 21.12.2023 in favour of HRERA drawn on Kotak Mahindra Bank.

The fees has been verified and the payment received is Rs.60,136/-.

Copy of payment receipt is not submitted by the applicant promoter.



ii. Engineer Certificate dated 04.10.2023 states that :

The project is still going on.

Estimated Total Cost for completion of the project – Rs. 5,74,20,000/-

Estimated actual cost till 30.09.2023- Rs. 5,31,58,503/-

Balance cost of completion to obtain OC/CC – Rs. 42,61,497/-

Certification that the cost of Civil, MEP and allied works project is completed on 30.09.2023.

Works done in percentage – 92.58%

iii. Architect Certificate dated 10.10.2023 states that :

Percentage of Internal and External Development Works done in respect of the entire registered phase

- i. Internal Roads and Footpaths – 100%
- ii. Water Supply – 100%
- iii. Sewerage – 100%
- iv. Water – 100%
- v. Horticulture – 100%
- vi. Street Lighting -100%
- vii. Maintenance of services for 10 years including resurfacing of roads after first 5 year and 10 year – 55.82%

Total percentage of works done till 10.10.2023 is 91.58%

iv. Chartered Accountant's Certificate (2nd quarter and 3rd quarter of 2023) states that:

i. Subtotal Land Cost : Estimated : Rs. 5,77,50,000/-

Amount Incurred(actual outflow) till 30th Sept : Rs. 5,77,50,000/-

ii. Total Development and Construction Cost : Estimated : Rs.5,74,20,000/-

Amount Incurred(actual outflow) till 30th Sept : Rs. 5,26,89,340/-

iii. Estimated Total Cost of the Project – Rs. 12,57,05,272 /-

Amount Incurred (actual outflow) – Rs. 12,09,74,612/-

iv. Percentage completion of total project - 96.237%

v. Balanced Cost to be incurred (based on estimated cost) – Rs. 47,30,660/-

v. Chartered Accountant's Certificate (2nd Quarter 2023, i.e, 01.04.2023 to 30.06.2023)

Total amount received from allottees during the period – Rs. 80,50,000/-

70% Amount to be deposited in Designated Account ; Rs. 56,35,000/-



Balance available in designated account on 30.06.2023 is – Rs 1,97,03,013/-

vi. Chartered Accountant's Certificate (3rd Quarter 2023, i.e, 01.07.2023 to 30.09.2023)

Total amount received from allottees during the period – Rs.57,00,000/-

70% Amount to be deposited in Designated Account ; Rs.39,90,000/-

Amount withdrawn from designated account during the period – Rs.2,34,00,000/-

Balance available in designated account on 30.09.2023 is – Rs 13,013/-

vii. Self-Certification by the promoter dated 04.07.2023

Total plots sold till 2nd quarter of 2023- 70 plots

viii. Self-Certification by the promoter dated 04.10.2023

Total plots sold till 3rd quarter of 2023- 75 plots

3. Authority observes that Engineer Certificate states that work is going on whereas promoter has submitted that completion certificate has been applied to DTCP. Copy of application for completion certificate has not been submitted.

4. After consideration, Authority decided that audit of project be got conducted from a CA empanelled firm and a public notice in newspapers for inviting objections from general public be given. Promoter should intimate up to which date QPRs have been uploaded on web portal of Authority.

5. Adjourned to 13.03.2024.



Handwritten signature and date: 13/2/24.

True copy

Handwritten signature of Executive Director.

Executive Director,
HRERA, Panchkula

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

LA Karkul