



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.06.2025.

Item No. 290.08

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.: IIRERA-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.

Present: Sh. Jyoti Sidana on behalf of the promoter.

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.
2. The Authority on 29.01.2025 vide Item No. 277.23 had decided that a CA empanelled 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 an extension under Section-7(3) of RERA Act, 2016.
3. Promoter should deposit late fee of ₹.27,391/- as per resolution of Authority dated 07.08.2024 and also deposit ₹.41,300/- auditor's fee and ₹.10,000/- on account of publication of notice before next date of hearing
4. In view of the above, M/s Anuj Goyal & Associates were appointed as auditors vide letter dated 20.03.2025 and public notice dated 22.03.2025 was published in the newspapers. On 09.04.2025, the matter was adjourned to 16.07.2025, awaiting Auditor's report.



5. Now, the auditor has submitted its report on 22.04.2025, which is as under: -

- a. The details of separate RERA Bank Account of the project in which 70% of the amount realized from the Allottees have been deposited is HDFC Bank Ltd., Account No: 50200065899780 The Bank statement for the above Bank for the period from 15.02.2022 (Date of opening of the Account) to 31.03.2025 has been provided by the "Auditee Company".
- b. Amount Received from the allottees shall be verified i.e., receipts issued shall be verified with the amount received in the Bank. The following information has been provided by the "Auditee Company" as at 31.03.2025 in respect of the Project under Audit: - The project comprises of Residential Plots and Multi Storeyed flats / floors. The project is having 82 total number of plots out of which 53 plots are earmarked for Multi Storeyed flats / floors. Out of 53 plots, one plot is undersized and the balance 52 plots will have four flats on each plot, thereby making a total of 208 Multi Storeyed flats / floors. Out of 208 Multi storeyed flats / floors, 84 flats are to be handed over to M/s. Panchwati Co-operative House Building Society Ltd. in lieu of land under license. That the "Auditee Company" has received an aggregate amount of ₹. 50.79 crores from Allottees till 31.03.2025 towards the sale consideration of Multi storeyed flats / floors and Residential plots sold by the "Auditee Company".
- c. They have verified on test check basis the amounts received from the allottees with the receipts issued and the amount received in the Bank Account no. 50200065904240 maintained with HDFC Bank Ltd. having Branch at Main Sonipat Road, Ram Gopal Colony, Adjoining PNB Circle Office, Rohtak, Haryana - 124001, an Account in which 100% amount realized from the Allottees is deposited.
- d. On going through the CA Architect and Engineer certificates and other documents as produced before us and as per the information and explanation provided to us by the "Auditee Company" and the facts and circumstances narrated hereinabove, we hereby certify that the provisions of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion of the development work carried/ undertaken at site. However, as per third proviso to Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall get his accounts audited within six months after the end of every financial year by a Chartered Accountant in Practice, and shall produce a Statement of Account duly certified and signed by such Chartered Accountant and it shall be verified during the Audit that the amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project. In this connection, it is stated that, though the Annual Accounts of the "Auditee Company" were audited upto 31.03.2024 pursuant to the provisions of the Companies Act, 2013, a specific year wise Audit Report / CA Certificate pursuant to third proviso to Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 has not been produced before us for our verification, by the "Auditee Company" and, hence, the above proviso has not been complied with.
- e. The partner of firm personally visited the Project site on 01st April, 2025 (Tuesday) by his own Motor Car and reached the site at around 10:15 a.m. The distance between the office of our professional firm and the Project site is around 100 kms. by road. Sh. Suresh Punia, Director of the "Auditee Company", Sh. Abhishek Punia, Business Development Manager and Sh. Vimarsh Sharma, Project Engineer were available on the project site and the entire site was visited



with the help of all the officials of the "Auditee Company" who explained the entire details of the project under audit. The Books of Accounts, records and other documents were produced for verification and the necessary desired details were made available by the "Auditee Company". Photographs are attached.

f. A total of 16 Multi Storeyed Flats / Floors have been Cancelled. However, there is no Surrendered, Resumed and Restored unit as per the information provided by the "Auditee Company". The details of 16 Cancelled units and Nil Surrendered, Resumed and Restored units in the project, duly certified by the "Auditee Company"

g. This Audit Report has been prepared on the basis of documents and other records produced before us and as per the information and explanation provided to us by the "Auditee Company" which was represented by Sh. Suresh Punia, Director of the "Auditee Company", Sh. Abhishek Punia, Business Development Manager and Sh. Vimarsh Sharma, Project Engineer.

6. Further, the promoter vide reply dated 23.05.2025 has deposited late fee of ₹.27,391/- and ₹.41,300/- auditor's fee of ₹.41,300/- and ₹.10,000/- on account of publication of notice. The promoter has also mentioned that this matter is listed for hearing on 16.07.2025 however their customers have availed housing loans from Canara Bank and IIDFC Bank as per project approved by said banks and since RERA certificate is no longer valid at present, their payments from both the banks have been stopped.

7. After consideration, the Authority observes as follows:-

- No comments on the Audit report have been received from the promoter.
- As per Audit report, 16 Multi Storeyed Flats/Floors have been Cancelled, details of cancelled units have not been submitted.
- Status on application for the grant of completion certificate submitted to the Department on 21.07.2022, be apprised to the Authority.
- As per Audit report, a specific year wise Audit Report/CA Certificate pursuant to third proviso to Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 has not been produced before the Auditor for verification, by the Company and, hence, the above proviso has not been complied with. The promoter is directed to comply with the above.
- The promoter is directed to submit by way of an affidavit, the number of floors/villas which are approved by the Authority and the number of floors/villas actually constructed on site. The number of plots on which those villas have been constructed be also submitted.

8. The promoter is directed to submit the above details before the next date of hearing. Adjourned to 16.07.2025.



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.

LA 

7/7/25