



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 16.07.2025.

Item No. 293.30

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

Promoter: Shrishti Infradevelopers Pvt. Ltd.

Project: “Kalp Vatika (Earlier Known as “The Plannets”) - 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.

Present: Sh. Jyoti Sidana on behalf of 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 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. The auditor has submitted its report on 22.04.2025, which was considered by the Authority in its meeting held on 25.06.2025.

6. The Authority on 25.06.2025 has observes as follows: -

- a. No comments on the Audit report have been received from the promoter.
- b. As per Audit report, 16 Multi Storeyed Flats/Floors have been Cancelled, details of cancelled units have not been submitted.
- c. Status on application for the grant of completion certificate submitted to the Department on 21.07.2022, be apprised to the Authority.
- d. 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.
- e. 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.

7. Now the promoter vide reply dated 07.07.2025 has submitted as under:

- i. License No. 38 of 2018 has been renewed upto 12.06.2026.
- ii. The Auditor appointed by the Authority has submitted its Audit Report to Hon'ble RERA reflected that as per third provision to said Act, the Audit Report has not been produced due to non-finalization of the same. Now the promoter has enclosed Audit Report of the Company for the last three Financial Years. Hence, the above provision may be treated as complied.
- iii. Further, in reply to Para-2.ii of the Audit Report, the promoter submitted that total 52 Plots (208 Floors) have been earmarked for the Construction of Floors in the Project. Further, the permission to sell the constructed 184 Floors over 46 Plots have accorded from the RERA Authority and permission to sell & construct the 24




Floors over the remaining 6 Plots are yet to be applied to the Authority. It is also pertinent to mention herein that the approval of Building Plans for Floors over the said 6 Plots has been granted by the DTP, Rohtak in the month of May, 2025 and no Third-Party rights have been created on these 6 Plots (24 Floors) as of now. They submitted that the said Floors shall be sold only after getting the approval from the Authority. Hence, the same may be considered as complied with.

8. After perusal of the reply, it is seen that observations of the Authority dated 25.06.2025 mentioned at serial (b), (c) and (e) above have still not been complied by the promoter. Further, the Authority is of the view that a complete list of allottees alongwith their contact details, copies of cancellation letters be also submitted.

9. Adjourned to 01.10.2025.



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 (Shyam) 1
Subhash
Kumar
7/8/25