



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 27.08.2025.

Item No. 297.19

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 granted upto 29.02.2025.

Temp ID: 436-2019.

Present: Dr. SP Sharma, Director of company alongwith Sh. Jyoti Sidana.

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



4. The auditor has submitted its report on 22.04.2025, which was considered by the Authority in its meeting held on 25.06.2025.
5. The Authority on 25.06.2025 had observed 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.
6. Thereafter, the promoter vide reply dated 07.07.2025 had complied with the observations mentioned at serial no.(a) and (d) above.
7. The Authority on the last date of hearing i.e., 16.07.2025, (after perusal of the reply), had observed that observations dated 25.06.2025 mentioned at serial b, c and e above have still not been complied. The matter was adjourned to 01.10.2025.
8. Now, vide reply dated 25.07.2025 the promoter has submitted: -
- That in reply to Para-2.ii of the Audit Report, 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 been accorded by the RERA Authority and permission to sell & construct 24 Floors over the remaining 6 Plots are yet to be applied to the Authority. It is also pertinent to mention here that the approval of Building Plans for Floors over the above-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.
 - The details of 16 S+4 Flats/ Floors have been cancelled. Details of cancelled units have been enclosed.
 - That the application for grant of completion certificate was earlier submitted to the office of DTCP Haryana on 21.07.2022. The application was not processed due to changes in Electrical Infrastructure in Sector 4 Rohtak, which has been completed



at present. But construction work of Community Center is still in progress, due to which, our above application is pending.

- d) The Audit Report of the Company for the last three Financial Years, are enclosed.
- e) An Affidavit stating that the total Number of Floors which have been approved from the office of DTP, Rohtak are 208 in 52 Plots. That Total number of Floors actually constructed at site are 204 in 51 plots. That no Villas have been made/approved/ sold by the Company in this Project.

9. Thereafter, the promoter vide letter dated 12.08.2025 had requested for early hearing since customers of the project have availed housing loans from Canara Bank and HDFC Bank as per project approvals by the said bank. As such RERA certificate is no longer valid at present and payment from both the banks have been stopped.


10. Today, the Authority asked the Director Sh. S.P. Sharma about the six plots where floors are being constructed and for which registration has not been obtained. He was further directed to submit by way of an affidavit that these plots/ Floors (6 x 4- 24 Nos.) have not been advertised/ booked by the promoter. Sh. Jyoti Sidana requested that the affidavit alongwith details of plots shall be filed within the course of the day.

11. The promoter has submitted an affidavit affirming that no Floor has been sold and no third Party rights have been created over the 6 Plots bearing Plot No. 7, 8, 9, 17, 45 and 46. Further, no advertisement has been made for sale, book, market the aforementioned Floors to be constructed / constructed over the 6 Plots till date.

12. After consideration, the Authority decides that registration certificate shall remain in force under Section 7 (3) of the RERD Act, which shall be valid upto 29.02.2026. Certificate be issued accordingly. Disposed of.



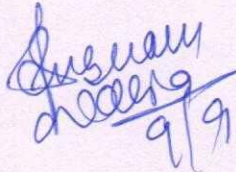
True copy


Executive Director,
HRERA, Panchkula

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


STP

(LA Shustam)


9/9