



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.07.2024.

Item No. 258.30

Continuation of Registration 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 and extended upto 30.09.2023.

Temp ID: RERA-PKL-394-2019.

1. 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 letter dated 22.12.2023. It is stated in the application that the promoter has applied for completion certificate from DTCP as the project is already completed.

2. The Authority vide item no. 239.39 dated 24.01.2024, after examining the extension application of the promoter observed that "*Engineer Certificate states that work is still going on whereas promoter has submitted that completion certificate has been applied to DTCP. Copy of application for completion certificate has not been submitted.*"

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 the Authority." (Notice has been published on 03.05.2024 in Indian Express and Dainik Bhaskar and till date no objections have been received) and adjourned the matter to 13.03.2024 and Auditor is not appointed as on date).



3. The Promoter vide letter dated 16.01.24 submitted proof of extension fee amounting to Rs. 60,136. which has been verified and is deficit by Rs. 10,933.11

4. The Authority vide item no. 245.16 dated 13.03.24 decided that "*promoter should submit a copy of application submitted to DTCP for completion certificate. Deficit fee of Rs.10,933/- be deposited by promoter before next date of hearing*". Adjourned to 24.04.2024.

5. The promoter vide letter dated 12.03.2024 submitted reply to the order dated 24.04.2024 and informed the following status about the project:

- i. QPRs uploaded upto last quarter of 2023. Post 31st March 2024 – all the 3 certificates by C.A., Engineer and Architect would show 100% work completed.
- ii. Till date, i.e., 10.03.2024, the number of plots sold are 77. In the remaining plots which are yet to be sold, there are 17 plots which are currently mortgaged and will be sold once the required approval is obtained from the Department.
- iii. As per current status, all the on-ground work in this project have been completed and most of the families have already shifted in the Colony.
- iv. At present- for the process of obtaining Completion Certificate from DTCP, all the approvals have been obtained except Electrical Approval.

6. It is mentioned that there was a query from DTCP to increase the number of transformers which has already been done and approved on 18.07.2023 (Memo no – D/337 dated 18.07.2023 by Chief Electrical Inspector enclosed with the reply). The Promoter has again requested on 20.10.2023 to obtain the electrical approval and requested for site report again (Copy attached with the reply).

The promoter informed that once this approval is obtained from the Department, they will be able to obtain Completion Certificate for this Project.

7. The Authority vide its order dated 24.04.2024 stated that "*After consideration, Authority decided that deficit fee of Rs. 10,933/- may be deposited by promoter before the next date of hearing. Adjourned to 03.07.2024*"

8. The Promoter vide reply dated 15.04.2024 has submitted deficit fee of Rs. 10,933/-.



9. As the deficit fee has been deposited, Authority decided to grant 2nd extension of one year under section 7(3) of RERA Act, 2016.



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 (Kareem)

6/8/24