



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 05.03.2025.

Item No. 280.03

(ix) **Promoter:** Rudco Paradise LLP.

Project : "Rudco Aanand" an Affordable Residential Plotted Colony(under DDJAY-2016) to be developed over land measuring 6.797 acres situated in the revenue estate of Village Palwal, Sector- 9, Palwal.

Temp ID : RERA-PKL-1610-2025

Present: Sh. Sachidanand Tripathi (Authorized representative of the promoter).

1. This application is for registration of a new project "Rudco Aanand" an Affordable Residential Plotted Colony(under DDJAY-2016) to be developed over land measuring 6.797 acres situated in the revenue estate of Village Palwal, Sector- 9, Palwal. License No. 139 of 2024 dated 07.11.2024 valid upto 06.11.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 17.02.2025:

- i. *Non- default Certificate by C.A. does not mention specifications such as project area, Project name and License No.*
- ii. *Email ID of all the Partners of LLP and Authorised Representative is same in REP-I Part A.*
- iii. *Contact number of Ms. Shikha Tripathi (Partner) and Authorised Representative Sh. Sachindanand Rambhajan Tripathi is same.*
- iv. *Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted.(Only the front page and acknowledgement)*



- v. Entry of licensed land be made in the Revenue Record.
- vi. Balance Sheet of the Firm duly certified by the C.A. for the last three years has not been submitted.
- vii. Details of unsecured loans of the Firm as on date be submitted.
- viii. Payment Plan has not been submitted.
- ix. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
- x. No authorisation as to who will advertise, market and execute conveyance deeds in the project on behalf of the LLP.
- xi. Clause 10 of REP-II is not as per notified form.
- xii. Authority letter delegating powers to Sachidanand Tripathi do not show his attested signatures.
- xiii. For the year ending 31.03.2024, there is short term borrowing of Rs. 13.79 Cr whereas profit is in negative. Promoter should explain the same.

3. On the last date of hearing i.e., 19.02.2025, vide reply dated 19.02.2025, the promoter had partly complied with observations except observations at serial number at serial no. (ii), (iii), (iv), (vi) and (vii). Promoter was directed to comply with the remaining observations.

4. The Promoter vide reply dated 24.02.2025 has complied with the observation at serial no. (v). The Authority observed that observations at serial number (i), (viii), (ix) and (x) have still not been complied with by the Promoter.

In view of above, the Authority decided to return the application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

5. **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.

LA (Tushar)