



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 26.03.2025.

Item No. 282.03

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

Project : “Rudco Aanand” an Affordable Residential Plotted Colony to be developed on land measuring 6.79 Acres situated in the revenue estate of village Palwal, Sector -9, Palwal.

Temp ID : RERA-PKL-1650-2025

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 to be developed over land measuring 6.7972 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 19.03.2025:

- i. Technical capacity given to M/s Arch Consultancy under Brief note does not provide the details of how much experience it has and how many projects it has completed in previous years.
- ii. Authority letter (conveying powers of execution conveyance deed) is not signed and stamped.
- iii. All the pages of the files are not numbered properly.
- iv. Payment plan from Sr. no. 4 to 7 be slightly amended to 15%.
- v. Entry of license be made in revenue record.



- vi. Name/Address and PAN card number of individuals who have contributed towards unsecured loans of Rs. 13.79 crores.
 - vii. Projected cash flow statements (quarterly) of the proposed project be submitted;
 - viii. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company.
3. The promoter vide letter dated 10.03.2025 has complied with the above deficiencies.
4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - II. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - III. Sh. Vivek Bansal, designated partner on behalf of developer company shall sign and execute sale deeds/conveyance deeds on behalf of all the partners of LLP.
 - IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.135 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - VI. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.



VII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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 (Varsha)