



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 29.10.2025.**

**Item No. 303.03**

**(viii) Promoter: Shrishti Infradevelopers Pvt. Ltd.**

**Project:** “Kalp-Vatika” 24 floors on 6 plots measuring 749.04 sq. mtrs. falling in the registered project namely Kalp Vatika (earlier known as “The Plannets”), an Affordable Residential Plotted Colony under DDJAY on land measuring 5.176 acres situated in the revenue estate of Village Kamashpur, Sector 3, Rohtak..

**Temp ID: RERA-PKL-1826-2025.**

**Present: Sh. Jyoti Sidana on behalf of promoter.**

1. This application is for registration of the project namely; “Kalp-Vatika”. License No. 38 of 2018 dated 13.06.2018 renewed upto 12.06.2026 for an area measuring 5.176 acres was granted by Town and Country Planning Department, Haryana. The same was registered by the Authority vide registration No. HRERA-PKL-RTK-119-2019 dated 19.06.2019. Now, the promoter has proposed to register 24 floors on 6 plots (no. 7,8,9,17,45 & 46), total measuring 749.04 sq. mtrs.

2. The application was examined and following observations were conveyed to the promoter on 24.10.2025:

- i. Payment plan is not as per RERA Act and Rules.
- ii. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- iii. There is no specific authority has been to Sh. Himanshu Malik to file RERA Registration.
- iv. An undertaking by way of affidavit be submitted whether the plots on which floors are being constructed falls under the owner's share or developer's share
- v. Whether entry of license has been made in the revenue record or not
- vi. No Plan showing the 6 plots on which floors have to be constructed has been enclosed.



- vii. Letters from competent Authority for approval of plots into floors have not been enclosed
- viii. Net worth certificate and ITRs of the company have not been submitted.
- ix. Projected cash inflows of the project have not been submitted
- x. An affidavit be submitted that No allotment/ third party right has been made/ created by the promoter on these 6 plots.
- xi. Estimated cost of project given in REP-I Part C seem incorrect.

3. The promoter vide replies dated 28.10.2025 and 29.10.2025 has complied with the observations mentioned above.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department with density of 18 persons per plot.
- iii. 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.
- iv. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. 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. The office is directed to get the necessary corrections done in REP-I Part C as per reply dated 28.10.2025.

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



True copy

*[Signature]*  
Executive Director,  
HREERA, Panchkula

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

STP

*[Signature]*  
LA (Shubham)  
*[Signature]*  
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