



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 12.08.2026.

Item No. 329.42

Submission of orders of Transfer of License and amend the special condition.

Promoter: Riseonic Realty Buildcon Private Limited.

Project: "The Ridge Residency by Rajgriham" An Affordable Group Housing Colony on land measuring 6.368 acres situated in the revenue estate of village Khanpur, Sector-25, Nuh.

Reg. No.: HRERA-PKL-NHU-757-2025 dated 09.09.2025 valid up to 31.07.2031.

1. Vide letter dated 05.05.2026, the promoter has submitted that the project namely "The Ridge Residency by Rajgriham" an affordable Group Housing Colony over an area measuring 6.368 acres situated at village Khanpur, Sector-25, Nuh, Haryana, has been registered with the Authority vide registration No. HRERA-PKL-NUH-757-2025 dated 09.09.2025.
2. The Promoter has further submitted that Licence no 54 of 2025 dated 17.04.2025 was granted in favour of Zakir Hussain, Usman Mohammad, Aarif Mohmmad, Tarif Mohmmad, Imran, Yusuf, Yamin Ahmad, Mohd Yahooda, Aman Ahmed, Chaman Ahmad, Rubil Ahmad and Diloan Ahmad in collaboration with Riseonic Realty Buildcon Pvt. Ltd. for setting up of Affordable Group Housing Colony over an area measuring 6.368 acres situated at village Khanpur, Sector-25, Nuh, Haryana.
3. The promoter has further submitted that the ownership rights in respect of the land measuring 6.36875 acres now stand transferred in favour of the promoter, i.e., M/s Riseonic Realty Buildcon Pvt. Ltd., as per order dated 15.04.2026 issued by DTCP vide Endst. No. LC-5506/JE (DS)/2026/12652 dated 15.04.2026. Consequently, the promoter has become the sole landowner/ licensee of the project land.



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4. The Promoter has submitted the following documents along with application:
- Revised Schedule of land
 - Transfer of License Orders
 - Registered sale deed
5. Upon perusal of the sale deed, it is observed that 2 Kanal 19 Marla (1492.28 sq mts.) was transferred in favour of promoter on 10.03.2025 whereas the licence no 54 of 2025 was granted to the Zakir Hussain, Usman Mohammad, Aarif Mohmmad, Tarif Mohmmad, Imran, Yusuf, Yamin Ahmad, Mohd Yahooda, Aman Ahmed, Chaman Ahmad, Rubil Ahmad and Diloan Ahmad in collaboration with Riseonic Realty Buildcon Pvt. Ltd. on 10.04.2025 which shows that some part of the licensed land was already transferred in favour of promoter before the grant of the licence.
6. Further the promoter has submitted that in compliance of Special condition No II of the registration Certificate, the process for grant of Environmental Clearance is at an advanced stage and in principle approval has already been obtained. Further, with regard to Special condition No III, the promoter submitted that the service plans and estimates are yet to be approved by DTCP, Haryana and the same shall be submitted before the Authority immediately upon receipt of approval
7. The promoter has requested the Authority to take the aforesaid documents and submissions on record and to issue an addendum to the registration certificate by deleting special condition VI, as the ownership as well as license rights in respect of the project land now vests exclusively with the promoter.

Special condition no. VI incorporated in the registration Certificate issued by the Authority reads as under

"VI. That as per the revenue sharing between the landowners/ licensees and the promoter in the collaboration agreement, the land owner will get 45% amount from the total sale proceeds. The share of the Landowner and the promoter will be divided in the ratio of 45% and 55% from the 30% free account."

8. On 01.07.2026 Mr. Jyoti Sidana appeared on behalf of the promoter. During the course of the proceedings, the Authority directed the promoter to furnish a detailed clarification regarding the transfer of land measuring 2 Kanal 19 Marla (1,492.28 sq. mtrs.) through a Sale Deed dated 10.03.2025, executed prior to the grant of Licence No. 54 of 2025 dated 17.04.2025, particularly in view of the fact that the entire land covered under the said licence has been reflected as belonging to the landowners. The promoter was directed to submit the requisite clarification along with all relevant supporting documents.



9. Vide letter dated 01.07.2026, the promoter has submitted that the LOI was issued for this Project on 03.02.2025 by the DTCP Haryana. All the required compliances and submissions as requested by the DTCP Haryana were duly completed by the promoter within stipulated time period. However, due to the Model Code of Conduct being in force, the process of obtaining the required licence was delayed which was beyond our control.

It is further submitted that during this intervening period, one of the landowner having land owned of 2K-19M) faced an urgent requirement of funds and requested us to proceed with the execution of the land registry. Considering the genuine request of the landowner and the circumstances involved, the promoter proceeded with the registration of the land to facilitate the transaction. However, the license was issued (as per Collaboration Agreement & Power of Attorney in favour of Developer) on 17.04.2025

10. The execution of the land registry was done with bona-fide intention and was not intended to bypass or affect any statutory process or approval requirements. Further, the same was appraised through application through application for Transfer of said License in favour of the Developer to the Office of DTCP Haryana and after considering the said sale deeds submitted to DTCP Office, the orders of Transfer of said License was issued at our end, which stands submitted to the Hon'ble RERA Authority

11. Today, Sh. Jyoti Sidana appeared on behalf of the promoter and submitted that the promoter had already filed its reply vide reply dated 01.07.2026. The Authority, upon considering the submissions made by the promoter, acceded to the request of the promoter and decided to take on record the reply, documents and submissions furnished by the promoter. Accordingly, the office is directed to issue an addendum to the Registration Certificate deleting Special Condition VI.

12. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA Shelly.
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