



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 01.08.2022.

Item No. 180.28

(xiii) **Promoter: Rishika Buildtech Pvt. Ltd.**

Project: "Rishika County" an Affordable Plotted Colony under DDJAY on additional land measuring 2.625 acres situated in revenue estate of Village Shahpur Turk, Sector-9 & 18, Sonipat.

Temp Id.: 1058-2022

1. This application has been filed for registration of an affordable plotted colony to be developed over additional land measuring 2.625 acres adjacent to an already registered project for which License No. 28 of 2021 for area measuring 13.98 acres had been granted. Due date for completion of the earlier project is in 2026. Due date given for completion of project in present application is 2027.

2. The Authority vide its orders dated 27.06.2022 had conveyed following deficiencies to the applicant-promoter:-

- "i) That if any change in earlier layout plan has been carried out, which is likely to affect rights of existing allottees, then consent of 2/3rd allottees have to be obtained. Whether such consents was obtained by promoters or not, should be submitted before the Authority.
- ii) Since earlier project and new project are one and same integrated project, promoters may file an application for addition of area in the earlier registered project, rather than getting the area of 2.625 acres registered as a separate and new project.
- iii) Progress of the earlier registered project should be submitted.
- iv) Date of approval of layout plan shown in REP-1 needs to be corrected.
- v) Upon examination of financial information submitted, it is observed that balance sheet for the year 2021 has not been submitted.
- vi) UDIN No. has not been shown in the certificate of Chartered Accountant."



3. The applicant-promoter vide reply dated 19.07.2022 has conveyed compliance with observations at sr. no. ii, iii, iv, v, vi.

4. As regards observation at sr. no. i, it has been informed that there are no major changes in the Layout Plan except some minor changes consequent upon revision in area of the project. Further, in compliance of the revision of Layout Plan, promoter had invited objections from allottees through Public Notices in various newspapers. Further, vide letter dated 22.03.2022, DTP, Sonipat has made an observation that no objections/suggestions was received in the office in this matter. Revised Layout Plan has been approved by the Department accordingly.

5. Since, the area measuring 2.625 acres is proposed to be integrated with Layout Plan of 13.98 acres bearing license no. 28 of 2021, Authority decides to grant supplementary registration in addition to the earlier registered area measuring 13.98 acres registered vide registration no. HRERA-PKL-SNP-262-2021. Supplementary registration certificate be uploaded on the website of Authority.



Handwritten signature
8/8/22

LA (Ganima)

True copy

Handwritten signature

Executive Director,
HRERA, Panchkula

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