



**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 18.12.2023.**

**Item No. 236.37**

**(vii) Promoter : M/s Rishika Green Global LLP.**

**Project : "Rishika Sidhartha Hansraj County" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.75 Acres situated in Sector 22, Rohtak.**

**Temp ID : RERA-PKL-1384-2023**

**Present Sh. Jyoti Sidana on behalf of promoters.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 216 of 2023 dated 23.10.2023 valid up to 22.10.2028 was granted in favour of Rishika Green Global LLP, Sh. Suresh Kumar, Sh. Devender, Smt. Ishwanti, Sh. Puneet and Sh. Lalit in collaboration with Rishika Green Global LLP for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 9.75 Acres situated in Sector 22, Rohtak. Further, the promoter vide letter dated 14.12.2023 has submitted the Demarcation and Zoning plan duly approved by DG,TCP, Haryana.

2. The application submitted by the promoter has been examined and following deficiencies are observed:-

- i. Schedule of land has not been enclosed with the license.
- ii. Balance sheet for the year 2022-23 has not been submitted.
- iii. Copies of allotment letter and agreement to sell have not been submitted.
- iv. Gist of collaboration agreement under REP-I Part B has not been submitted.
- v. Copies of Bilateral agreement and LC-IV have not been enclosed with the license.



vi. The collaboration agreement dated 12.01.2023 which is executed between the landowners and the promoter mentions an area of 6K-7M, whereas the licensed land of the landowners is 4K-2M. This needs to be reconciled.

Although, the promoter has submitted a joint undertaking earmarking 14 plots measuring 2245.48 sq yds. to be allocated to the landowners however, the plot numbers and area of the plots also need to be marked on the layout plan.

vii. Page no. 69 of the project file (which pertains to serial nos. 8 to 14 of the collaboration agreement) is not legible.

viii. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted.

3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 12.02.2024.

4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.

5/1/24  
CA (Sreebhanu)