



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 13.03.2024.

Item No. 245.19

(vii) Promoter: **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. When this matter was last heard on 21.02.2024, one last opportunity was granted to submit the balance sheet mentioning the UDIN of the Chartered Accountant and there is variance in the number of plots marked on the layout plan and in the joint undertaking.
2. Applicant/Promoter vide reply dated 26.02.2024 has complied with the aforesaid deficiencies.
3. In view of the above, Authority decides to register the project with the following special conditions:
 - i. Both the Promoter and licensee/landowners shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - ii. That following plots coming to the share of licensee/landowners cannot be put to sale by the promoter:-



Plot Type	Plot No.	Area of each Plot (in Sq Yds.)	Total Plots	Total Area of Plot (in Sq yards)
Residential	01	143.290	1	143.290
Residential	2,3,3A,3B,3C 3D	154.928	6	929.568
Residential	15-21	136.755	7	1144.913
			14	2245.488

- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.237 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- 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 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.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate as per the Haryana Development and Regulations of Urban Areas Act, 1975 or till the taking over of the maintenance of the project by the association of allottees as per the provisions of the RERA Act, 2016.
- vii. 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- viii. 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.



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



[Handwritten signature]
21/3/24.

True copy

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Executive Director,
HRERA, Panchkula

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

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