



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 10.04.2024.

Item No. 249.39

(vi) Promoter: Rishika Structure LLP.

Project : "Rishitam City" an Affordable Plotted Colony under DDJAY on land measuring 14.162 Acres falling in Sector 4, Kharkhoda District, Sonipat.

Temp ID : RERA-PKL-1409-2024

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was last heard on 20.03.2024, following deficiencies were conveyed:-

"Details of plots have been submitted by the promoter by way of an affidavit. However, there is a difference in the plots marked on layout plan and the ones mentioned in the affidavit. The promoter should submit a clear affidavit mentioning the detail of plots frozen because of joint share and plots which are falling under High Tension Line."

2. Now, Applicant/promoter vide reply dated 27.03.2024 has complied with the above observations.

3. The Authority after consideration decides to register the project with the following special conditions:

i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.485 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
- 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. 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
- v. 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.
- vi. The following plots falling in the joint share shall be freezed until the submission of partition mutation/sale deed/transfer land registry to the DTCP, Haryana and the promoter shall not create any third party rights thereof:-

Plot Numbers	No. of Plots	Area of freezed plot (in sqm)
7 and 8	2	267.462
31B	1	129.987
64A	1	129.987
81-85	5	649.935
85A	1	129.987
91B	1	129.987
92-96	5	649.935
105-109	5	649.935
109A	1	129.987
115B	1	129.987
136B	1	129.987
114A	1	129.987
Total	25	3257.163

- vii. That following plots falling under High Tension Line shall be freezed till the shifting of the said line:-



Plot Nos.	No. of plots	Area of plot freezed (sqm)
3-5	3	401.193
5A-5B	2	267.432
36-40	5	596.194
227-231	5	701.203
Total	15	1966.052

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



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.

[Handwritten Signature]
22/4/24.
LA Sushkumar