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 10.04.2024.

<u>Item No. 249.39</u>

(x)	Promoter:	RISHIKA CREATOR LLP.
	Project :	"RISHIKA FLORIANA"- Affordable residential plotted colony under DDJAY-2016 on land measuring 5.218 acres situated in village Simla Mulana, sector-40, Panipat.
	Temp ID :	RERA-PKL-1434-2024
	Present:	Sh. Jyoti Sidana on behalf of the applicant.

1.   This application is for registration of a project namely "RISHIKA FLORIANA" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.218 acres situated in the revenue estate of village Simla Mulana, Sector 40, Panipat. License No. 08 of 2024 dated 23.01.2024 valid upto 22.01.2029 has been granted by Town and Country Planning Department.

2.   The application was examined and following observations were conveyed to the promoter on 05.04.2024:

i.   CA certificate 'for No Default' at page 86 states that "based on examination of books of accounts and other relevant documents produced by M/s Rishika Creator LLP....' and UDIN No. not mentioned in the CA certificate, thus, CA certificate is not in prescribed format;

ii.   Allotment letter of Apartment is submitted however application is for plotted colony;

iii.   Acknowledgement of filing the income tax returns by the promoter.

iv.   Statement regarding the income of the promoter and the taxes paid by him in the last three years.

v.   A brief note regarding the financial and professional/technical capability of the promoter to develop the project.

3.   The promoter vide reply dated 08.04.2024 has submitted the following:
i.   CA certificate as per prescribed format;
ii.   Allotment letter of a plotted colony;
iii. Acknowledgement of filing of ITR of partners for last three years;
iv.   Copy of net worth certificate issued by CA for the partners and irrevocable agreement with Architectural firm M/s Rritam Design

4.   After examination, the Authority found the project fit for registration subject to the following special conditions:

I.   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.

II.   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.

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

IV.   Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.155 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

V.   11 KV HT Line passes through the site so total no. of 35 plots (Plot no. 9 to 12, 12A & 14 to 43) shall be freezed until defreezed by the DTCP.

VI.   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.

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5.   Authority directs the office to make necessary corrections in REP-I Part C (in the land utilization table) as requested by the promoter.

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

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.

LA Monika