



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.08.2025.**

**Item No. 295.03**

(i) **Promoter:** Rritam Reality LLP.

**Project:** "RRITAM PEACE VALLEY" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5 acres situated in the revenue estate of Village Bahalgarh, Sector 80, Sonipat.

**Temp ID:** RERA-PKL-1734-2025

**Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "RRITAM PEACE VALLEY" bearing License No. 29 of 2025 dated 18.03.2025 which is valid upto 17.03.2030 granted by Town and Country Planning Department, Haryana in favour of Grasso Encore LLP in collaboration with Rritam Reality LLP.

2. The application was examined and following observations were conveyed to the promoter on 23.07.2025:

- i. Proof of payment of registration fee has not been submitted.
- ii. The letter authorizing Sh. Bhavesh Aggarwal to do acts on behalf of LLP is not counter signed by other partners.
- iii. Financial capability form of the promoter company does not reflect the net worth of the firm neither does it reflect as to how the promoter will develop the project and from where the funds will be arranged.
- iv. List of Professionals engaged by the Architect firm to execute the development works along with their experience may be submitted.



- v. Net worth certificate of all the partners have not been submitted.
- vi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
- vii. Whether entry of license has been made in the name of promoter LLP in the revenue record or not.
- viii. Balance sheet for the year 2024-25 be submitted.
- ix. Sale deed of the licensed land be submitted.
- x. Copy of collaboration agreement vide deed no. 5510 dated 15.02.2024 has not been submitted.
- xi. As per Clause no. 3.6 of the addendum to collaboration agreement, developer has the right to develop, sell, sign and execute conveyance deed of plots, however as per clause 6.6 of the same, it is mentioned that the landowner at the request of the developer shall execute sale deeds. A clarification is needed as to who will sign the conveyance deeds to be executed with the prospective buyers.
- xii. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- xiii. A joint undertaking needs to be submitted that the share of the landowner/licensees shall be paid from the 30% free account.
- xiv. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xv. LLP agreement is not registered.
- xvi. Payment plan is not as per duration of project i.e., 17.03.2030.
- xvii. Date column is vacant in technical assistance agreement.
- xviii. Promoter has to obtain all the approvals in 24 months i.e., upto 14.02.2025 as per collaboration agreement whereas license is granted after that which needs to be amended/irrevocable.

3. The promoter vide reply dated 28.07.2025 had complied with the observations mentioned above except serial no. xi, therefore one more opportunity was granted to submit the deficit document and the matter was adjourned to 06.08.2025.





4. Today, Sh. Jyoti Sidana appearing on behalf of promoter informed that registered addendum to the collaboration agreement in compliance of observation mentioned at serial no. xi above has been submitted.

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

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owners will get 57.5% amount from the 30% free account.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1107 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- vii. 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 or till the taking over of the maintenance of the project by the association of allottees.
- viii. That as per joint undertaking dated 26.07.2025, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- ix. 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.



- x. The following 12 plots falling under HT line shall not be sold till shifting of HT line and shall be kept freezed until de freezed by DTCP, Haryana and RERA Panchkula: -

S. No.	Plot No.	Total Area (in sq mtrs)
1.	1	130.288
2.	2	130.828
3.	3	131.364
4.	4	132.012
5.	5	132.811
6.	6	133.846
7.	7	134.482
8.	8	134.287
9.	9	146.769
10.	10	135.324
11.	11	147.464
12.	22	97.341
		1586.616

- xi. Promoter shall also submit a copy of the addendum to the collaboration agreement registered on 06.08.2025 in the office of DTCP, Haryana.
- xii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,  
HIRERA, Panchkula

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

LA (Shubham)  
Shubham  
Hareg  
8/8/25