



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 27.08.2025.

Item No. 297.03

(vi) **Promoter: Riseonic Realty Buildcon Private Limited**

Project : “The Ridge Residency By Rajgriham” an Affordable Group Housing Colony on land measuring 6.368 acres situated in the revenue estate of Village Khanpur, Sector – 25, Sohna, District Nuh

Temp ID : RERA-PKL-1770-2025

Present: Sh. Ankit Singh, Authorised Representative and Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely, “The Ridge Residency By Rajgriham”- an Affordable Group Housing Colony on land measuring 6.368 acres situated in the revenue estate of Village Khanpur, Sector – 25, Sohna, District Nuh. License No. 54 of 2025 dated 17.04.2025 which is valid upto 16.04.2030 has been granted by Town and Country Planning Department, Haryana in favour of 12 individuals namely Sh. Zakir Hussain, Sh. Usman Mohmmad, Sh. Arif Mohmmad, Sh. Tarif Mohmmad, Sh. Imran, Sh. Yusuf, Sh. Yamin Ahmad, Sh. Mohd Yahooda, Sh. Aman Ahmed, Sh. Chaman Ahmad, Sh. Rubil Ahmad and Sh. Diloan Ahmad in collaboration with Riseonic Realty Bulcon Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 21.08.2025:

- i. Demarcation Plan and Zoning Plan to be submitted.
- ii. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- iii. ITR of Partners of the last 3 years to be submitted.
- iv. Payment Plan and Cash Flow statement to be submitted.



- v. Balance sheet of last 3 years to be submitted.
 - vi. An affidavit stating that the promoter and landowner/licencees shall be jointly and severally liable under the provision of RERA Act/ Rules be submitted.
 - vii. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
 - viii. An undertaking be submitted that 45% revenue share of landowners shall be paid from 30% account.
 - ix. Complete details of all the units alongwith carpet area to be submitted.
 - x. A certificate from the CA be submitted mentioning that the information provided in the A to H Form is as per the Books of Account/ Balance sheets of the applicant company.
 - xi. Non Default Certificate is not in order.
3. Vide reply dated 25.08.2025 and 27.08.2025, the promoter has complied with all the above observations. After examination, the Authority found the project fit for registration subject to following 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of size "3 x 3" (in two newspapers widely circulated in the area including one in hindi) indicating all three accounts i.e., 100%, 70% and 30% 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. 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 within two weeks after their approval by Town & Country Planning Department.
- iv. 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.
- v. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vi. That as per the revenue sharing between the landowner/licencees and the promoter in the collaboration agreement, the land owner will get 45% amount from the total sale proceeds. The share of the Landowner and the Promoter will be divided in the ratio of 45% and 55% from the 30% free account.
- vii. 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.

- viii. The promoter shall charge the cost of flat as per carpet area and not as per super area.
- ix. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan taken shall be utilized for development of the project.

5. 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.

STP

LA (Tushar) 