



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 10.09.2025.

Item No. 299.03

(iv) **Promoter:** Yashika Buildcon LLP .

Project : “YASHIKA RESIDENCY” an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 5.268 acres situated in the revenue estate of village Mandhiya Kalan, Sector 22, Rewari

Temp ID : RERA-PKL-1787-2025

Present: Sh. Dheeraj Yadav (Authorised Representative) on behalf of promoter.

1. This application is for registration of the project namely “YASHIKA RESIDENCY” an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 5.268 acres situated in the revenue estate of village Mandhiya Kalan, Sector 22, Rewari bearing License No. 52 of 2025 dated 08.04.2025 which is valid upto 07.04.2030 granted by Town and Country Planning Department, Haryana in favour of Tara Chand, Murari, Dharmender, Shree Krishan, Ramphal, Sanjeev Kumar in collaboration with Yashika Buildcon LLP.

2. The application was examined and following observations were conveyed to the promoter on 08.09.2025:

- i. Email I'd of all the partners and authorised representative are same.
- ii. Demand Draft dated 13.05.2025 of ₹ 2,23,000/- is expired as the validity of 3 months has lapsed.
- iii. No authorisation as to who will advertise, market and execute conveyance deed in the project.



14

- iv. An affidavit stating that the promoter and landowner/licencees shall be jointly and severally liable under the provision of RERA Act/ Rules be submitted.
- v. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
- vi. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- vii. Payment plan is not in order/ a number of payment plans have been given .

3. Vide reply dated 09.09.2025, the promoter has complied with all the above observations, therefore, 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 "3x3" (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 the prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.21 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. Promoter shall also allot commercial plotted area to the landowner. A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.
- iv. 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.



- v. 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 shall be credited into 70% RERA bank account.
- vi. 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.
- 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. 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.
- ix. Both the Promoter and landowner/licensee 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.
- x. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xi. Sh. Dheeraj Yadav, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xii. That Following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the landowner:

| Name of landowner | Plot no. | Area of each plot (sq. mtrs.) | Total Plots | Total Area (sq. mtrs.) |
|-------------------|-----------|-------------------------------|-------------|------------------------|
| Tara Chand | 34,35,36, | 149.54 | 03 | 448.62 |
| Murari | 59,60,61 | 149.54 | 03 | 448.62 |
| Dharmender | 37,62,63, | 149.54 | 03 | 448.62 |
| Sanjeev Kumar | 69,70,71 | 148.76 | 02 | 446.27 |



| | | | | |
|---------------|--------|------------------|----|---------|
| Ramphal | 65,68 | 148.19 113.08 | 02 | 261.27 |
| Shree Krishan | 38, 66 | 149.54 95.58 | 02 | 245.12 |
| Total | | | | 2298.52 |

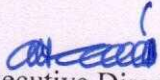
The deficit area of 298.73 sq. mts in allocation will be inter se adjusted within parties subject to payment of differential amount. That the above allocated plots shall be physically handed over to landowner/licensee after issuance of completion certificate issued by the DTCP, Haryana,

- xiii. That as per joint undertakings cum affidavit, 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.

4. Disposed of.

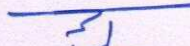


True copy


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


15/09

LA (Tushar)

