



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 13.08.2025.

Item No. 296.03

(iv) Promoter: Riverwood Projects LLP

Project : “RIVERWOOD ESTATE” an Affordable residential plotted colony under DDJAY-2016 on land measuring 15.50 Acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonapat

Temp ID : RERA-PKL-1776-2025

Present: Sh. Jyoti Sidana on behalf of promoter

1. This application is for registration of the project namely; “RIVERWOOD ESTATE” for which license No. 92 of 2025 dated 05.06.2025 which is valid upto 04.06.2030 has been granted by Town and Country Planning Department, Haryana in favour of Vishuv Projects LLP. Vide letter of DTCP, Haryana dated 04.08.2025, the new name of the company i.e., Riverwood Projects LLP has been taken on record.

2. The promoter had earlier approached the Authority vide Temp ID 1728-2025 whereby following shortcomings were conveyed to the promoter vide letter dated 07.07.2025.

- i. License has been granted in the name of Vishuv Projects LLP however application for registration has been filed by Riverwood Estate LLP.
- ii. ITRs of Vishuv Projects LLP have been enclosed instead of Riverwood Projects LLP.
- iii. Whether entry of license has been made in revenue record or not.
- iv. Certificate of Incorporation of Vishuv Projects LLP has been enclosed.
- v. 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.




- vi. Copy of sale deed has not been submitted.
 - vii. PAN number of the promoter company has not been submitted.
 - viii. The name of partner mentioned on Form REP-I (Part A) does not match with the supplementary deed to LLP.
3. On 22.07.2025, since, reply to observations mentioned at serial no. i, iii and vii above were not in order therefore, the application filed by the promoter was returned (by way of circulation) with a liberty to file afresh.
4. Now, the promoter has applied afresh vide Temp Id-1776-2025 along with 5% fee as processing charges vide which deficiencies mentioned above have been complied by the promoter.
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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.620 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.
 - 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 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. 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.
 - 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.
 - vii. Sh. Sanyam, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



- viii. 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.

STP.

LA (Shubham)


21/8/25