



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 29.10.2025.

Item No. 303.03

Project Name: “DIGANTIKA RESIDENCY”, an Affordable Residential Plotted Colony to be developed on land measuring 9.85 Acres in Sector-39, Hisar.

Name of the promoter: Digantika Infrastructure LLP

Date of consideration: 23.10.2025

Temp ID: 1807-2025.

1. This application is for registration of the project namely; “DIGANTIKA RESIDENCY” an Affordable Residential Plotted Colony to be developed over land measuring 9.85 Acres in Sector-39, Hisar. Licence No. 152 of 2025 dated 22.08.2025 valid upto 21.08.2030 has been granted by Town and Country Planning Department, Haryana. The application was examined and following observations were conveyed to the promoter on 15.10.2025:

- a. Bank name and brach address in REP-I Part D has not been submitted.
- b. As per MCA website there are three partners in the LLP, however details of only 2 have been mentioned in the list of partners in REP-I Part A.
- c. Plots allocated to the landowners need to be marked on separate layout plan.
- d. ITR of one of the Partner Digantika Rao is not submitted.
- e. ITR of Digantika Infrastructure LLP is not submitted
- f. No authorization of Sh. Dharampal to submit documents in RERA for registration of the project have been enclosed

2. The promoter vide reply dated 16.10.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:



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- 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. 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.
- vi. Sh. Dharmpal, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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. That as per the joint undertaking dated 09.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- ix. Both the promoter and the landowner/licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire 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. 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.
- xi. That no clause of collaboration agreement dated 31.01.2025 be amended being irrevocable.
- xii. That following plots coming to the share of landowners/licencees cannot be put to sale by the promoter, however can be sold by the Landowners i.e. Sh. Surender Kumar and Sh. Mukul:

S.NO	PLOT NO	AREA
1	18	141.96
2	19	141.96
3	20	141.96
4	21	141.96
5	22	141.96
6	23	141.96
7	24	141.96
8	25	141.96
9	26	141.96
10	27	141.96
11	28	141.96
12	29	141.96
13	30	141.96
14	31	141.96
15	32	141.96
16	33	141.96
17	34	141.96
18	35	141.96
19	36	141.96
20	37	141.96
21	38	141.96
22	39	141.96
23	40	141.96
24	41	141.96
25	42	141.96
26	43	141.96
27	93	149.88
28	94	149.88
29	95	149.88
30	96	149.88
31	97	149.88
32	98	149.88
33	99	149.88
34	100	149.88
35	101	143.90



36	102	143.90
37	103	143.90
38	104	143.90
39	105	143.90
40	106	143.90
41	107	139.17
42	108	139.17
43	109	139.17
44	110	139.17
45	111	139.17
	TOTAL	6444.59 sq mts.

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

This has been approved by the Authority through circulation on 24.10.2025



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.