



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 29.10.2025.**

**Item No. 303.03**

(vi) **Promoter:** Ralith Realty Pvt. Ltd.

**Project:** "RALITH RETREAT" a residential Plotted Colony on land measuring 21.36875 Acres situated in VILLAGE AZIZULAPUR SECTOR-19A, PANIPAT, HARYANA being developed by RALITH REALTY PVT. LTD.

**Temp ID:** RERA-PKL-1601-2024.

**Present:** Adv. Tarun Ranga, counsel for the Promoter & Mr. Vikas Goyal Director, present through VC.

1. This application is for registration of the project namely; "RALITH RETREAT" bearing License No. 166 of 2024 dated 28.11.2024 valid upto 27.11.2029 granted in favor of Ralith Realty Pvt. Ltd for the development of a Residential Plotted Colony on land measuring 21.36875 acres situated in village Azizulapur Sector-19A, Panipat, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 21.10.2025:

- i. As per the Form REP-I Part-B, promoter specified that he is the owner/licensee of the land for which the registration is being sought. But as per the letter of intent for grant of license for setting up of residential plotted colony over an area measuring 21.36875 Acres issued by Directorate of Town and Country planning Haryana vide Memo No.LC5022-JE(RK)/2024/25673 dated 12.08.2024, is in favour of Ralith Realty Pvt. Ltd and Pisces Merchandise Pvt Ltd in collaboration with Ralith Realty Pvt. Ltd. The same requires clarification.
- ii. Email Ids of all the Directors are same in Form-I Part-A.
- iii. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- iv. A brief note justifying the amount of ₹3.95 Lakhs invested in infrastructure as mentioned in Form REP-I Part C.



- v. No authorization as to who will advertise, market and execute conveyance deed in the project.
  - vi. Registration fee works out to Rs.10,38,986/- deficit by Rs.25,486/-
  - vii. Since the license is of November 2024, the Promoter should give an affidavit that he has not sold any plot as on date.
  - viii. Payment Plan has not been submitted.
  - ix. If Pisces Merchandise Pvt Ltd is a co-licensee then the application would require revision. The Promoter will also have to submit a joint undertaking mentioning his share in the licensed area.
3. The promoter vide reply dated 24.10.2025 has complied with the observations (i-iv and vi-ix) mentioned above and has furthermore, complied with observation no. "v" vide reply dated 29.10.2025.
4. 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 minimum size of 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 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. Promoter should submit duly approved Building Plans in respect of Commercial Site measuring 0.84 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.
  - v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number 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.
  - 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. Since the Promoter, as per the disclosed payment plan, will receive up to eighty percent (80%) of the total sale consideration within twenty-one (21) months from the date of payment of the booking amount, the Promoter shall be obligated to deliver possession of the plot to the Allottees within twenty-four (24) months from the date of booking amount after obtaining completion certificate. This clause should be inserted in the BBA by the Promoter.
5. The office is directed to get the necessary corrections done in REP-I (Part A).
6. **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 (AKI)

10.11.2025

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