



**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 14.01.2026.

**Item No. 310.03**

(iv) Promoter: Vardaan Buildtech Private Limited.

Project: "Rishika City Centre" a commercial complex on land measuring 16308.66 Sq. Mtrs. situated in the revenue estate of Village Sonipat (old municipal limit of Sonipat) Distt. Sonipat.

Temp ID: RERA-PKL-1685-2025.

Present: Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of the project namely; "Rishika City Centre" a commercial complex on land measuring 16308.66 sq. mtrs. situated in the revenue estate of Village Sonipat for which allotment letter has been issued by Municipal Council Sonipat vide memo no. 907 dated 19.05.2006 in favour of Vardaan Buildtech Private Limited.
2. The application was examined and following observations were conveyed to the promoter on 01.01.2026:
  - i. The promoter should apply for FAR instead of land area of the project.
  - ii. No default certificate at CP 34 is not filed in original.
  - iii. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
  - iv. Projected cash inflows of the project have not been submitted.
  - v. ITRs of company and Sh. Sarvesh Aggarwal for the last 3 years be submitted.
  - vi. Brief note on financial and technical capability of the promoter to develop the project has not been submitted.
  - vii. Net worth certificates of company and Directors be submitted.
3. The promoter vide reply dated 12.01.2026 had complied with all the above-mentioned deficiencies. After consideration, the Authority finds 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 units/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
  - ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
  - iii. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Department of Urban Local Bodies, Haryana.
  - v. 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.
  - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
3. The office is directed to update the FAR of the project i.e, 32069.74 Sqm online in Rep-I Part-B and revised payment plan.
  4. File be consigned to record room after issuance of registration certificate.

Disposed of.



A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP

True copy

  
Executive Director,  
HRERA, Panchkula

CA Shupham

  
27/1/26