



## **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 07.01.2026.**

### **Item No. 309.03**

**(iv) Promoter:** Rishabh Residency LLP.

**Project:** "NV City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.8478 acres situated in the revenue estate of Village Pipli, Sector 6, Kharkheda, District Sonipat.

**Temp ID:** RERA-PKL-1918-2025.

**Present:** CA Vijender Jindal on behalf of promoter via video conference.

1. This application is for registration of the project namely; "NV City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.8478 acres situated in the revenue estate of Village Pipli, Sector 6, Kharkheda, District Sonipat for which license No. 161 of 2025 dated 03.09.2025 valid upto 02.09.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Surender and Rishabh Residency LLP in collaboration with Rishabh Residency LLP.
2. The application was examined and following observations were conveyed to the promoter on 16.10.2025:

- i. Fresh Form REP-I be submitted since the promoter has annexed two pages of Part B.
- ii. Address of persons operating escrow account be submitted.
- iii. Affidavit allotting plots to the landowner has not been countersigned by the promoter.
- iv. A joint undertaking be submitted mentioning that the promoter and landowner shall be jointly and severally liable under the provisions of the Act.



- v. A joint undertaking be submitted that the landowner and promoter shall not amend/modify the terms and conditions of collaboration agreement and GPA.
- vi. Plots to be allocated to the landowners be marked on the separate layout Plan.
- vii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- viii. Whether the entry of license has been made in revenue record or not.
- ix. Brief note on technical and financial capability of the promoter to develop the project has not been submitted.
- x. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- xi. Registration fee is deficit by Rs 13,774/-.
- xii. Permission for culvert is not submitted.
- xiii. 3 LLP agreements have been executed therefore an undertaking is required that no further LLP agreement will be executed.
- xiv. There are 7 partners in LLP however only 5 persons have profit sharing and contribution.
- xv. 3 years ITRs of all seven partners have not been submitted.
- xvi. Approved zoning plan of 6.94 acres of residential plotted colony is Sector 3A Bahadurgarh Jhajjar has been submitted at CP 267 whereas this case relates to a residential plotted colony of 10.84 acres in Sector 6, Kharkhoda Sonipat.
- xvii. Index of the file shows 263 pages whereas 267 pages are enclosed in the file.

3. The promoter vide reply dated 28.10.2025 had complied with all the above mentioned deficiencies except deficiencies at serial no. xii and xvi above.

4. Since the deficiencies mentioned at serial no. xii and xvi are not complied and zoning plan of the colony has not been approved (which is a pre requisite for filing an application for registration) therefore, on 29.10.2025, the application filed by the promoter was returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in the project.

5. Now, the promoter has applied afresh vide Temp Id-1918-2025 alongwith 5% fee amounting to Rs. 13,200/- as processing charges and the deficiency at serial no. xvi has been complied by submitting a copy of the approved zoning plan. Further, as regards deficiency mentioned at serial no. xii is concerned, the promoter has mentioned that Demarcation Cum



Zoning Plan has been approved on 19.12.2025 with a condition that they shall submit the permission for construction of bridge over water channel from the competent authority within 2 months. (A condition in this regard be imposed).

6. On the last date of hearing i.e., 24.12.2025, the Authority observed that the present application has been filed by the promoter "Rishabh Jindal" however, the license has been granted in the name of Rishabh Residency LLP. The Authority then adjourned the matter to 07.01.2026.

7. The Promoter vide reply dated 26.12.2025 has submitted fresh A-H vide Temp ID 1925-2025 and informed that name of the firm be corrected as "Rishabh Residency LLP" and they may be considered for registration.

8. The Authority directs the office that Temp ID 1925-2025 be disposed of and correct name of the firm, i.e., Rishabh Residency LLP be updated online. 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 plots 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. Promoter shall obtain prior approval of 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 Town & Country Planning department.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.427 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning Department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. 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.



vii. 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.

viii. That as per the joint undertaking dated 24.10.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.

x. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(l)(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 Form REP I.

xi. 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.

xii. 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.

xiii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.

xiv. 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.

xv. Sh. Ayush Jindal shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

xvi. 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:

Sr. No.	Block	Plot No.	Total No. of Plots	Size in Sq. Yards	Total Area in Sq. Yards
1.	D11	120 to 123, 144 to 147	8	144.848	1158.784
2.	D1	1	1	142.398	142.398
3.	G5	181 to 185	5	128.271	641.355
4.	H	191 to 196	6	125.580	753.48
5.	D	126 to 131	6	144.848	869.088
<b>Total</b>			<b>26</b>		<b>3565.105</b>



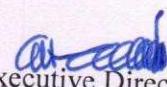
xvii. The Promoter shall submit the permission for construction of Culvert-1 to the Authority after receiving it from the competent Department. Till then, the following plots are freezed :

Sr. No.	Plot No.	Total Plots
1.	175 to 180, 181 to 190, 191 to 196, 197 to 206	32

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



True copy

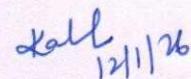
  
Executive Director,  
HRERA, Panchkula

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

STP

  
12/01

LA (Kakul)

  
12/1/26