



**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 11.02.2026.

**Item No. 313.03**

(iii) **Promoter:** Rritam Developers LLP.

**Project:** "Rishika Industrial City" an Industrial Plotted on land measuring 20.287 acres situated in the revenue estate of Village Rohad, District Sonapat.

**Temp ID:** RERA-PKL-1928-2025.

**Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Rishika Industrial Park". License No. 140 of 2025 dated 08.08.2025 valid upto 07.08.2030 has been granted by Town and Country Planning Department, Haryana in favour of Rritam Developers LLP, Sh. Parkash Chand, Smt. Benu, Smt. Simran, Sh. Akash, Smt. Seema, Rishika Elevation LLP, Silkroute Broadway LLP in collaboration with Rritam Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.01.2026:

- i. Index at Page 1 is incomplete.
- ii. Name and details of Partner 1 and Partner 2 is same in Rep-I Part-A.
- iii. Non-default Certificate ( at Page-55 ) is not in original.
- iv. Number of Licencee's as per Rep-I Part B is 9 whereas in the Licence 140 of 2025, there 8 licencee's. It should be clarified by the promoter. Page 6,20,86,88,90 to 93 and 9 are in complete.
- v. Consideration model of both Collaboration Agreements should be clarified. It is mentioned that revenue will be shared between the parties, however no specific ratio of sharing profit has been mentioned. A joint affidavit-cum-undertaking be submitted in this regard.



- vi. As per both the collaboration Agreements, the developer is required to allot 1600 sq yards per acre salable area to the landowner. A joint affidavit-cum-undertaking be submitted mentioning the plot numbers to be allotted the landowners.
- vii. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- viii. A joint undertaking needs to be submitted that the share of the landowner/licensees shall be paid from the 30% free account.
- ix. An affidavit be submitted that there is no LLP agreement except the ones submitted.
- x. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xi. Projected cash inflow statements of the project have not been submitted.
- xii. Entry of license be made in the revenue records.
- xiii. A joint undertaking be submitted that both the promoter and landowner/licensees shall comply with the provisions of section 4(2)(1)(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.
- xiv. Who 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.
- xv. Balance Sheet of the LLP for 2024-2025 should be duly certified by C.A.
- xvi. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- xvii. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
- xviii. Net worth certificates of partners and of the LLP be submitted.
- xix. 765 KV HT line passes the land of the project. Promoter should provide the details of plot affected by the HT line.
- xx. Payment plan is not in order.
- xxi. The proposed site be shown on the last approved development plan.

3. The promoter vide reply dated 09.02.2026 has complied with all the observations mentioned above.

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 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 submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - iv. That the Promoter shall not sell any part of the commercial site measuring 0.99977 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot commercial area to the landowners (with mutual consent) before disposing of any part of the commercial site. A copy of joint agreement should also be submitted to the Authority.
  - 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, RC number alongwith validity should 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. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
  - ix. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(1)(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.
  - 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 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.



- xii. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners:

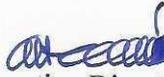
Name of landowner	Plot No	Total plots	Area in sq. yards.
Sh. Akash Gupta	11	1	377.767
Smt. Seema Gupta	56,83	2	1214.671
Smt. Simran Gupta	16,23	2	994.526
		Total	2546.964

Name of landowner	Plot No	Total plots	Area in sq. yards.
Sh. Parkash Chand Jain	19,20,21,62,73	5	2790.206
Smt. Simran Gupta	58,82	2	1474.563
Benu Arora	35-44	10	5247.809
Rishika Elevation LLP	6,7,14,18,28-32,57,59,64-67	15	8682.598
Silkroute Broadway LLP	4,5,12A,17,89	5	4250.389
		Total	22445.565

5. The office is directed to update Part A and B as per reply dated 09.02.2026. Payment Plan be uploaded online on the web portal.
6. Disposed of. File be consigned to record room after issuance of registration certificate.



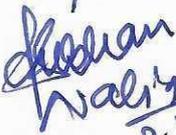
True copy

  
Executive Director,  
HRERA, Panchkula

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

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