



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 06.05.2026.

Item No. 321.03

- (iv) **Promoter:** RISECON CONSTRUCTION LLP.
Project Name: "SOLITAIRE-22" an Affordable Group Housing Colony on land measuring 4.55 acres situated in the revenue estate of village Mandhya Kalan, Sector-22, Rewari.
Temp Id: RERA-PKL-2008-2026.
Present: Sh. Mukesh (Authorised Representative) and Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely "SOLITAIRE-22", an Affordable Group Housing Colony, on land measuring 4.55 acres situated in the revenue estate of village Mandhya Kalan, Sector-22, Rewari, Haryana being developed by RISECON CONSTRUCTION LLP bearing Licence no. 214 of 2025 dated 31.10.2025 valid upto 30.10.2030 which has been granted by Town and Country Planning Department, Haryana to Sh. Rameshwar Dayal, Sh. Pawan Kumar, Sh. Hoshiyar Singh and Sh. Joginder Kumar in collaboration with Risecon Construction LLP.

2. The application was examined and following observations were conveyed to the promoter on 16.04.2026:

- i. E-mail ID of both the partners is same in Form- REP I.
- ii. Specification mentioned in Form REP I Part H at Sr. No. 5 is not specific.
- iii. Form REP-II is not on ₹ 100 stamp paper..
- iv. Net Worth certificate of Risecon Construction LLP at CP 78 is not in order as not enclosed with valuation certificates & also not in original.
- v. Details of property loan at CP-215 Note-4 be submitted.
- vi. Agreement for sale is not in order as it is submitted as an annexure of allotment letter and not separately.
- vii. 2 board resolution to 2 different persons to execute conveyance deed submitted..



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- viii. Payment plan not submitted by the promoter.
- ix. Technical Assistance certificate from an Engineer not submitted.
- x. An affidavit be submitted by the promoter that no further supplementary agreement has been executed after the one submitted in the Authority
- xi. Whether entry of Licence has been made in the Revenue Record or not.
- xii. A loan amount of ₹ 1.75 crores is reflecting on MCA Portal. Status regarding the same be submitted.
- xiii. There is no clarity regarding the sharing between the Landowner/ licencees and the Promoter, if the model is that of Land sharing the Plots to be allotted to the Landowners may be submitted in the form of a joint undertaking.
- xiv. Net worth of Partners are not supported with valuation certificates.

3. The promoter vide replies dated 27.04.2026 and 28.04.2026 had partly complied with the above observations except at Sr. no.(viii) and (xiii). On the last date of hearing i.e. 29.04.2026, Sh. Satpal (Partner) appeared and requested for some more time to remove the remaining deficiencies. The Authority accepted the request of the promoter and decided to adjourn the matter to 06.05.2026.

4. Now vide replies dated 05.05.2026 and 06.05.2026, the promoter has complied with all the above observations. 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 apartments/units 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1395.35 sqm to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Promoter shall also allot commercial area as per the collaboration agreement to the landowners before disposing of any part of commercial site.



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- 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 undertakings, 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 not execute any addendum to the collaboration agreement in future.
- ix. 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.
- x. 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.
- xi. That following units coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be sold by the landowner:-

Sh. Rameshwar Dayal, Sh. Pawan Kumar, Sh. Hoshiyar Singh and Sh. Joginder Kumar

Sr. No.	Tower No.	Type	Total Units	Carpet Area (in Sqm.)	Balcony/ Terrace Area (in Sqm.)	Total Area (In sqm)
1.	5	Type-1P (3BHK)	4	59.99	48.92	435.64
2.	5	Type-2P (3BHK)	4	59.98	20.03	320.04
3.	5	Type-1 (3BHK)	52	59.99	13.27	3834.48
4.	5	Type-2 (3BHK)	52	59.98	10.28	3653.52
5.	1	Type-3 (2BHK)	4 (at 19 th Floor)	51.81	7.20	236.04
		Total	116 Units		Total	8479.72

- xii. 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.
- xiii. Sh. Satpal Tanwar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.



- xiv. That the cost of the dwelling units shall be strictly based on the carpet area.
5. File be consigned to record room after issuance of registration certificate. E-mail ID of the partners and Payment Plan to updated online in REP-I. **Disposed of.**



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Signature]
14/5/26

STP

14/05

LA-Dhruv
14/5/26