



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 03.06.2026.

Item No. 323.03

(xii) **Promoter:** Mittal Rathee Land Developers LLP.
Project Name: "Urban Vista " an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 12.3125 acres situated in the revenue estate of Village Bir Hisar, Sector-39, Hisar, Haryana

Temp Id: RERA-PKL-2078-2026.

Date of consideration: 04.06.2026 (Through Circulation)

1. This application is for registration of the real estate project namely "Urban Vista" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.3125 acres bearing License No 192 of 2025 dated 09.10.2025 valid upto 08.10.2030 granted in favour of Sunhari D/o Sh. Darya Singh, Smt. Jyoti W/o Sh. Anay Mittal, Sh. Sunny S/o Sh. Ramavatar, Sh. Abhay Mittal S/o Sh. Gajanand Mittal and Smt. Rimple Mittal W/o Sh. Yogesh Kumar in Collaboration with Mittal Rathee Land Developers LLP situated in the revenue estate of Village Bir Hisar, Sector-39, District Hisar, Haryana.

2. The application was examined and following observation was conveyed to the promoter on 01.06.2026:

i. Net worth certificate of Sh. Yogesh Kumar (Partner in LLP) is not in order as details of immovable property are not given in the certificate.

3. Vide reply dated 02.06.2026, the promoter has complied with the above observation. 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 by the Authority, having quantum of all other charges to be paid by the allottees 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 duly approved building plans in respect of commercial pocket measuring 0.4632 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 an part/unit of the commercial pocket.
- 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 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. 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 shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- ix. 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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.



- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xi. 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 and Regulations made thereunder.
- 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.Vikas Rathee and Sh. Yogesh Kumar (Partners of the firm) shall jointly sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiv. That as per the revenue sharing between the landowners/ licensees and the promoter in the collaboration agreement, the land owner will get 70% amount from the total sale proceeds. The share of the Landowner and the promoter will be divided in the ratio of 70% and 30% from the 30% free account.”

4. **Disposed of.** File be consigned to record room after issuance of registration certificate. Payment Plan be uploaded online and date of approval of Building Plans be updated on the web portal of the Authority.

This has been approved by the Authority through circulation on 04.06.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA-Shalley.
Shalley
16/06/26