



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

(vii) **Promoter:**

Ralith Realty Pvt. Ltd.

Project Name:

“RALITH RETREAT” (Residential Plotted Colony under over an additional area measuring 32.00 acres bearing license no. 63 of 2026 dated 07.04.2026 valid upto 06.04.2031 (In addition license of 166 of 2024 dated 28.11.2024 granted for an area measuring 21.36875 acres) situated in the revenue estate of Village Azizalpur, Sector-19A, Panipat.

Temp Id:

RERA-PKL-2023-2026.

Date of consideration: 04.06.2026.

1. This application is for supplementary registration of project -“**Ralith Retreat**”, a Residential Plotted Colony over an additional area measuring 32.00 acres bearing license no. 63 of 2026 dated 07.04.2026 valid upto 06.04.2031 (in addition license of 166 of 2024 dated 28.11.2024 for an area measuring 21.36875 acres), situated in the revenue estate of Village Azizalpur, Sector 19 A, Panipat granted in favour of Vedu Infrastructure Pvt. LTD., Sh. Sushil Kumar S/o Sh. Hukum Singh, Lotus Trading and Securities Pvt. Ltd., Ralith Realty Pvt. Ltd. in collaboration with Ralith Realty Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 26.05.2026.

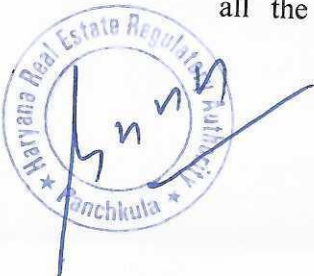
- i. In REP-1 Part-B, all licensee name is not mentioned.
- ii. Due to change in Layout plan, the consent of 2/3 allottees be submitted.
- iii. Payment plan at CP/435 is not in order.
- iv. Form REP-II is not in order as clause(i) is incorrect.
- v. List of plots coming under 33kv HT line is not submitted.
- vi. Point 3 of gist of Collaboration at CP/371 is not clear.



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- vii. An affidavit from the Technical Expert to be submitted that he shall provide technical Assistant till the completion of the project.
 - viii. List of plots mentioned mortgaged under IDC/EDC be submitted.
 - ix. Registration fee is deficit by ₹2,26,548/-.
 - x. Since it is a supplementary registration, the promoter should apply as an "ongoing project".
 - xi. Since joint undertaking on behalf of Sushil Kumar Gupta has been signed by Vedu Infrastructure (P) Ltd., the authorization for the same may kindly be submitted.
 - xii. As per MCA website a loan of ₹ 1.22 crores is reflecting against the promoter. It may be clarified, if this loan has been taken against the said project.
 - xiii. A joint affidavit be submitted between Ralith Reality (p) Ltd. and Lotus Trading and securities(P) Ltd. showing the plots coming to the share of the licensee/landowner
 - xiv. A joint affidavit be submitted between Ralith Reality (P) Ltd. and Vedu Infrastructure (P) Ltd. and Sh. Sushil Kumar Gupta showing the plots coming to the share of licensee/landowners.
 - xv. Clause 6 of the Collaboration agreement executed between Vedu Infrastructure (P) Ltd. and Sushil Kumar Gupta mentions of the equal share of commercial and community sites/club as well. A clarification in this regard be also given.
3. The promoter vide reply dated 01.06.2026 complied with all observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall maintain same 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 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 a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall also submit a copy of revised 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.
- v. 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 along-with 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.
- vi. 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.
 - vii. 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.
 - viii. That as per the joint undertaking, both the landowner/licensees 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 being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - x. That both the Promoter and landowner/ licensees 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 REP I.
 - xi. Promoter shall submit duly approved building plans in respect of commercial site measuring 2.1345 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot commercial plotted area to the landowners (Vedu Infrastructures Pvt Ltd and Sh. Sushil Kumar). A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.
 - xii. That following plots coming to the share of landowners/licensees cannot be put to sale by the promoter and can be sold by the landowners/licensees:

a. M/s Lotus Trading and Securities Private Limited:-

Sr No	Plot Number	Plot Area (in sqm)	Category
1	C-06	294.32	General
2	C-07	294.32	General
3	C-12	294.32	General
4	C-14	294.32	General
5	C-15	294.32	General
6	C-16	294.32	General
7	E-21A	213.30	General
8	F-57	152.25	General
9	F-58	152.25	General
10	F-59	152.25	General
11	F-60	152.25	General
12	F-61	152.25	General
13	F-62	152.25	General



14	F-63	152.25	General
15	F-64	152.25	General
16	F-65	152.25	General
17	F-78	152.25	General
18	F-79	152.25	General
19	F-80	152.25	General
20	F-81	152.25	General
21	F-82	152.25	General
22	H-03	285.78	General
23	I-06	321.04	General
24	I-07	321.04	General
25	J-14	454.51	General
26	K-06	666.00	General
27	K-18	666.00	General
28	L-06	326.69	General
29	L-07	326.69	General
30	L-08	326.69	General
31	L-26	326.69	General
32	L-27	326.69	General
33	M-12	253.55	General
34	M-12A	253.55	General
35	M-14	253.55	General
36	M-15	253.55	General
37	M-16	253.55	General
38	N-04	355.11	General
39	N-05	355.11	General
40	N-07	355.11	General
41	N-08	355.11	General
	Total	11146.75	

Vedu Infrastructures Pvt Ltd.:

Sr No	Plot Number	Plot Area (in sqm)	Category
1	C-08	294.32	General
2	C-12A	294.32	General
3	C-17	294.32	General
4	E-20A	213.30	General
5	F-48	152.25	NPNL
6	F-49	152.25	NPNL
7	F-72	152.25	NPNL
8	F-73	152.25	NPNL
9	F-74	152.25	NPNL
10	F-85	152.25	NPNL
11	F-86	152.25	NPNL
12	F-87	152.25	NPNL
13	F-93	152.25	NPNL



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14	F-94	152.25	NPNL
15	H-01	285.78	General
16	H-02	285.78	General
17	I-09	321.04	General
18	I-10	321.04	General
19	J-03	454.51	General
20	J-04	454.51	General
21	J-05	454.51	General
22	J-09	454.51	General
23	J-10	454.51	General
24	J-11	454.51	General
25	J-22	454.51	General
26	J-23	454.51	General
27	K-01	666.00	General
28	K-02	666.00	General
29	K-03	666.00	General
30	K-05	666.00	General
31	K-20	666.00	General
32	K-21	666.00	General
33	K-22	666.00	General
34	L-01	326.69	General
35	L-02	326.69	General
36	L-04	326.69	General
37	L-21	326.69	General
38	L-30	326.69	General
39	L-31	326.69	General
40	L-32	326.69	General
41	M-20	253.55	General
42	M-21	253.55	General
43	M-22	253.55	General
44	M-23	340.08	General
45	N-02	355.11	General
46	N-03	355.11	General
47	N-09	355.11	General
48	Nursing Home 2, Undivided Share 80%	800.00	General
49	Commerical	1359.98	Commercial
50.	Primary School Undivided Share	447.0642	Primary School
Total		19190.4242	

Sushil Kumar:-

Sr. No.	Plot Number	Plot Area (in sqm)	Category
1	C-11	294.32	General
2	F-50	152.25	NPNL
3	I-02	321.04	General
4	J07	454.51	General
5	J08	454.51	General
6	J24	454.51	General



7	K04	666.00	General
8	K19	666.00	General
9	L03	326.69	General
10	N12	355.11	General
11	Nursing Home 2, Undivided Share 20%	200.00	General
12.	Commercial 2	339.99	Commer cial
13.	Primary School Undivided Share	111.7660	School Area
TOTAL		4796.696	

- (ix) The following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula:

S.No.	Plot Type	Total area (Sq.mt.)
1	K-7 to K-17	7326.00
	Total Plots = 11	7326.00

- (x) The following plots falling under 33kv HT line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula

S.No.	Plot Type	Area (Sq.mt.)	Total area (Sq.mt.)
1	M-1 to M-8	253.55	2028.40
2	F-82 to F-91	152.25	1522.50
3	F-66 to F-75	152.25	1522.50
4	N-07	355.114	355.11
5	Nursing Home-1	1000	1000.00
	TOTAL=30		6428.51

4. The following documents shall be uploaded by the office on the web portal along-with the supplementary registration: -

- Form A to H.
- Form Rep II.
- Revised Layout Plan.
- Revised Zoning Plan.



e. Payment Plan.

5. After issuance of supplementary registration certificate, the Temp Id 2023-2026 shall stand **disposed of**.

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.

LA-Kanupriya.
Kanul in
16/6/26.