



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324<sup>th</sup> meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

**Item No. 324.03**

- (v) **Promoter:** Rritam Dreambuilders LLP.  
**Project Name:** "Sonipat International City by Rightland" an Industrial Plotted Colony on land measuring 22.65625 acres situated in the revenue estate of village Nasirpur Bangar & Harsana Kalan, Tehsil District Sonipat.  
**Temp Id:** 2074-2026.  
**Date of consideration:** 11.06.2026. (Through Circulation)

1. An application for registration of project cited above has been received from the promoter on 27.05.2026. License No. 64 of 2026 dated 10.04.2026 valid upto 09.04.2031 for an area measuring 22.65625 acres has been granted in favour of Ganga Ice Factory and Cold Storage Pt. Ltd., Pardeep Exim Pvt. Ltd., Singh Exim Pvt. Ltd., S.B. Enterprises, Sh. Ajay Kumar, Smt. Shreya Bansal, Rritam Developers LLP, Smt. Krishna, Rritam Dream Builders LLP, Sh. Sandeep Kumar, Sh. Chetanya, Sh. Manoj, Smt. Himanshi in Collaboration with Rritam Dream Builders LLP.

2. The application was examined and following observations were conveyed on 05.06.2026:

- i. Copies of LC-IV and Bilateral agreements executed with DTCP, Haryana be submitted.
- ii. Authority of the person to file RERA Registration has not been submitted.
- iii. Balance sheet of the LLP for the year 2025-26 be submitted.
- iv. General Power of Attorney has not been submitted.
- v. A joint undertaking be submitted that the promoter and licencees should be jointly and severally liable under the provisions of RERD Act 2016



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- vi. Whether the consideration to be given to the landowner/licencees as per the collaboration agreements has been paid. What model is the promoter adopting to secure the rights of the landowner/licencees.
  - vii. Brief note on technical and financial capacity of the promoter to develop the project be submitted.
  - viii. Since proposed colony falls outside the urbansiable limits therefore the site be shown on the development plan.
  - ix. Latest LLP Agreement if any be submitted.
  - x. No default certificate at CP/87 is of an area of 10.36 acres whereas the proposed colony is of 22.656 acres.
  - xi. Net worth of the LLP is 3.52 crores, how will the promoter develop the said colony of 22.656 acres with these meagre resources.
5. The promoter has submitted reply dated 08.06.2026, vide which deficiencies mentioned above have been complied by the promoter.
6. This case was listed for hearing before the Authority on 10.06.2026, however, since the requisite quorum was not present therefore meeting could not be held and it was decided that cases pertaining to registration will be taken up by circulation.
7. 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
  - iii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.47065 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.
  - 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 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. 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 as mentioned in Form REP I.
- x. That as per clause 4.1 of the Collaboration Agreement, the Land Owner will get revenue generated from the project to the total amount as mentioned below in lump sum upon receipt of completion certificate from DTCP Haryana and the share of the landowner / licensee shall be paid from the 30% free account: -

NAME	CONSIDERATION AMOUNT
Smt. Shreya Bansal	₹ 4,25,00,000.00
Sh. Ajay Kumar S/o Sh. Rajesh Kumar	₹ 75,00,000.00
M/S Ganga Ice Factory & Cold Storage Pvt. Ltd.	₹ 1,50,00,000.00
M/S Pardeep Exim Pvt. Ltd.	₹ 2,25,00,000.00
M/S Singh Exim Pvt. Ltd.	₹ 70,00,000.00
M/S S B Enterprises	₹ 75,00,000.00
M/S Rritam Developers LLP	₹ 4,25,00,000.00
Smt. Krishna Sheoran	₹ 1,60,00,000.00
Sh. Sandeep Kumar Jajodia	₹ 1,00,00,000.00
Sh. Chaitanya Gupta	₹ 1,00,00,000.00
Sh. Manoj Jain	₹ 1,00,00,000.00
Smt. Himanshi Bansal	₹ 1,00,00,000.00

- 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.
- xii. That as per joint undertaking, 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.



- xiii. 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.
  - xiv. Sh. Bhavesh Aggarwal, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
8. Payment Plan be uploaded online on the web portal.
9. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Handwritten 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.

*[Handwritten Signature]*  
23/6/26  
STP

*[Handwritten Signature]*  
23/6/26

*[Handwritten Signature]*  
23/6