HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.10.2026.

Item No. 336.03

(v)	**Promoter:**	**RR Realty & Infrastructure Pvt. Ltd**
	Project Name:	**"Rajrishi Homes" an Affordable Residential plotted Colony (under DDJAY 2016) to be developed on land measuring 5.45 acres situated in the revenue estate of village Rathdhana, Sector 26, Sonipat.**
	Temp Id:	**RERA-PKL-2188-2026.**
	Present:	**Sh. Jyoti Sidana on behalf of promoter.**

1. An application for registration of project cited above has been received from the promoter for which License No. 165 of 2026 dated 14.08.2026 valid upto 13.08.2031 for an area measuring 5.45 acres has been granted in favour of Smt. Shakuntla W/o Sh. Om Parkash, Sh. Vinod Kumar S/o Sh. Om Parkash, Sh. Jaibir S/o Sh. Balwant, Sh. Rajbir S/o Devi Singh, Smt. Ajita Wd/o Sh. Ram Chander, Smt. Rekha- Rakhi Ds/o Sh. Ram Chander, S/Sh. Vikas - Pawan Ss/o Sh. Ram Chander, S/Sh. Sudhir- Suchin Ss/o Sh. Jaiparkash in collaboration with RR Realty & Infrastructure Pvt. Ltd.

2. The application was examined and following observations were conveyed on 22.10.2026:

i. Non-default certificate at CP 54 is not in order since it is based on information and documents provided to the CA and representations and explanations provided by management.
ii. Whether the consideration amounts mentioned in Collaboration Agreements have been paid to the landowners or not.
iii. Payment plan not submitted.
iv. Projected cash inflows and outflows not submitted.
v. ITRs of company not submitted.

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vi. How will promoter execute the project of 5.45 acres with a meagre amount of Rs. 1.96 crores?

vii. CA certificate be submitted that information in A to H is as per books of accounts of company.

viii. Copy of letter of Intent not submitted.

ix. Permission & status for construction of culvert be submitted.

3. The promoter has removed all the deficiencies vide letters dated 27.10.2026 and 28.10.2026.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	777705678271
70% RERA Account	777705678270
30% Promoter/Free Account	777705678272
Bank Name & Address – ICICI Bank Limited, Vijay Nagar, Rohtak Road, Near Kalupur Chungi, Sonipat, Haryana-1310010 IFSC Code ICIC0005458	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity 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.

iv. 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.

v. 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.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

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vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

viii. 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.

ix. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.216 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.

x. That as per the joint undertakings dated 29.09.2026, the consideration amount to be paid to the landowners shall be paid from the 30% free account.

xi. Both the promoter and landowner 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.

xii. That both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

xiii. That 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.

xiv. The registration fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency in fee is noticed at a later stage, the same shall be payable by the promoter.

6. **Disposed of**. File be consigned to record room after issuance of registration certificate

Haryana Real Estate Regulatory Authority
2966
Diary No.
Date 2/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

09/11

LA Shekhawat (On leave)

Shally
09/11/26.

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