



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted license no. 54 of 2025 dated 17.04.2025 valid upto 16.04.2030 for setting up of an Affordable Group Housing Colony to be developed on land measuring 6.368 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "THE RIDGE RESIDENCY BY RAJGRIHAM" situated in the revenue estate of village Khanpur, Sector-25, Nuh vide

Registration No. HRERA-PKL-NUH-757-2025

Dated: 09.09.2025

2. Promoter of the project is Riseonic Realty Buildcon Private Limited, having its registered office at Shop No. 114-115, Upper Ground Floor, AKD Tower, Sector 14, Gurugram, Haryana - 122001 registered with Registrar of Companies, National Capital Territory of Delhi with CIN

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U45309HR2022PTC103203 and PAN No. AALCR8253N. However, the licencees are Sh. Zakir Hussain, Sh. Usman Mohammad, Sh. Arif Mohammad, Sh. Tarif Mohammad, Sh. Imran, Sh. Yusuf, Sh. Yamin Ahmad, Sh. Mohd Yahooda, Sh. Aman Ahmed, Sh. Chaman Ahmad, Sh. Rubil Ahmad and Sh. Diloan Ahmad in collaboration with Riseonic Realty Builcon Private Limited.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the unit, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to flats/units sold/booked and expenditure made in the project.



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- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats.
- ix) the said project shall be completed by 31.07.2031. However, the registration shall be co-terminus with the license granted by DTCP, Haryana.

Special Conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no units/flats shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of size "3 x 3" (in two newspapers widely circulated in the area including one in hindi) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.



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- II. 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town &Country Planning Department.
- 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 as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VI. That as per the revenue sharing between the landowner/licencees and the promoter in the collaboration agreement, the land owner will get 45% amount from the total sale proceeds. The share of the Landowner and the Promoter will be divided in the ratio of 45% and 55% from the 30% free account.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.



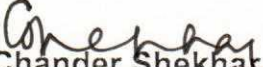
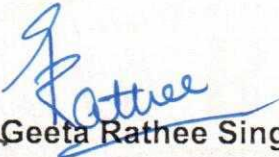


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VIII. The promoter shall charge the cost of flat as per carpet area and not as per super area.

IX. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan taken shall be utilized for development of the project.

			
Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman