



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



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

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 80 of 2025 dated 27.05.2025 which is valid upto 26.05.2030 for setting up of an Industrial Plotted Colony on land measuring 20.3125 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "RISHIKA INDUSTRIAL PARK" situated in the revenue estate of Village Sewah, District Panipat vide

Registration No. HRERA-PKL-PNP-767-2025

Dated: 01.10.2025

2. Promoter of the project is Parachute Buildtech LLP, having its registered office at Behind Hotel Regency, Panipat, Panipat, Panipat, Panipat, Haryana, India, 132103. Promoter is a Limited Liability Partnership (having 2 designated partners i.e., Sh. Arun Kumar Sharma and Ms. Shivanshi) registered with Registrar of Companies, Delhi with LLPIN: ACI-2239 having PAN No ABFFP7565B. However, the licencees are Parachute Buildtech LLP; Rritam Dream Builders LLP; Sh. Jitender Kumar; Sh. Sachin

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Kapoor; Sh. Sanjeev Sarin; Sh. Rakesh Aggarwal in collaboration with Parachute Buildtech LLP.

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 flat/apartment, 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 flat/apartment sold/booked and expenditure made in the project.

v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.



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- 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 plot.
- ix) the said project shall be completed by 26.05.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- i. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- ii. 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 plot shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- 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 also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt.

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of India (if applicable) before execution of development works at site.

- v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. 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.
- vii. Sh. Arun Kumar Sharma, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- viii. 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.
- ix. That no clause of collaboration agreement dated 02.08.2024 be amended being irrevocable.
- x. That as per the joint undertakings of all landowners/licencees dated 19.09.2025, both the landowners/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the landowners:

Name of landowner	Plot no.	Area of each plot (sq. yard.)	Total Plots	Total Area (sq. yard.)
Jitender Kumar	1 to 4	508.839	04	2035.536



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	8 to 13, 16 to 21	504.638	12	6055.656
	15	504.81	01	504.81
	44A	824.740	01	824.74
	45	824.685	01	824.685
	69, 79 to 80	604.65	03	1813.95
	98	494.883	01	494.883
Sachin Kapoor	48 to 54	604.65	07	4232.55
Rakesh Aggarwal	73 to 78	604.65	06	3627.9
Rritam Dream Builders LLP	82 to 83	604.65	02	1209.3
	93 to 96, 103 to 107	494.883	09	4453.947
	108	554.588	01	554.588
Sanjiv Sarin	32	557.109	01	557.109
	33 to 34	800.299	02	1600.598
		Total	51 Plots	28790.072 Square Yard

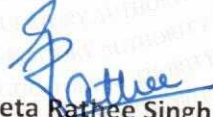
That the plot allotted to landowner licensees shall be physically handed over to them after issuance of completion certificate.

- xii. 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.
- xiii. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 . The entire

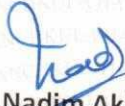
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amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP-I.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman