



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. 29 of 2025 dated 18.03.2025 which is valid upto 17.03.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY-2016) to be developed on land measuring 5 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "RRITAM PEACE VALLEY" situated in the revenue estate of Village Bahalgarh, Sector 80, Sonipat vide

Registration No. HRERA-PKL-SNP-741-2025

Dated: 11.08.2025

2. Promoter of the project is Rritam Reality LLP, having its registered office at D-11, Second Floor, Sector 14, Rohini, Prashant Vihar, New Delhi-110085. Promoter is a Limited Liability Partnership (having 3 partners i.e., Sh. Akash Gupta, Sh. Sahil Aggarwal and Sh. Bhavesh Aggarwal) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACE-7841 having PAN No ABIFR4034J. However, the Landowner/Licencee is Grasso Encore LLP.

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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 plot, 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 plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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- 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 plot.
- ix) the said project shall be completed by 17.03.2030. 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 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 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.
- ii. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owners will get 57.5% amount from the 30% free account.

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- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1107 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- 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 as per joint undertaking dated 26.07.2025, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners.



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The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.


- x. The following 12 plots falling under HT line shall not be sold till shifting of HT line and shall be kept freezed until de freezed by DTCP, Haryana and RERA Panchkula: -


S. No.	Plot No.	Total Area (in sq mtrs)
1.	1	130.288
2.	2	130.828
3.	3	131.364
4.	4	132.012
5.	5	132.811
6.	6	133.646
7.	7	134.482
8.	8	134.287
9.	9	146.769
10.	10	135.324
11.	11	147.464
12.	22	97.341
		1586.616

- xi. Promoter shall also submit a copy of the addendum to the collaboration agreement registered on 06.08.2025 in the office of DTCP, Haryana.
- 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.


 Chander Shekhar
 Member


 Dr. Geeta Rathee Singh
 Member


 Nadim Akhtar
 Member


 Parneet S Sachdev
 Chairman