



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 214 of 2025 dated 31.10.2025 valid upto 30.10.2025 for setting up of an Affordable Group Housing Colony on land measuring 4.55 acres (having an FAR of 43816.58 Sq. Mtrs.) in favour of Sh. Rameshwar Dayal, Sh. Pawan Kumar, Sh. Hoshiyar Singh and Sh. Joginder Kumar in collaboration with Risecon Construction LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the project namely "SOLITAIRE-22" situated in the revenue estate of Village Mandhya Kalan, Sector-22, Rewari, vide

Registration No. HRERA-PKL-RWR-909-2026 Dated: 22.05.2026

2. Promoter of the project is Risecon Construction LLP, having its registered address at House No. 90, Block No. 1, Badsahpur, Sohna Adda, Gurugram-122001, Haryana. Promoter is a Limited Liability Partnership Firm (having 2 partners i.e., Sh. Satpal Tanwar and Sh. Dhara Singh) having LLPIN No. ABB-7704 and having PAN No ABFFR4227G.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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 apartments/units, 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 2018 and update the same periodically but not later than every quarter, including the information relating to apartment/unit 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.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of apartments/units.
- ix) the said project shall be completed by **31.10.2030**.

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 apartments/units 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 mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.



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- IV. 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.
- V. 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.
- VI. That as per the joint undertakings, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should not execute any addendum to the collaboration agreement in future.
- 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 any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.



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- X. That following units coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be sold by the landowner:-

Sh. Rameshwar Dayal, Sh. Pawan Kumar, Sh. Hoshiyar Singh and Sh. Joginder Kumar

Sr. No.	Tower No.	Type	Total Units	Carpet Area (in Sqm.)	Balcony/ Terrace Area(in Sqm.)	Total Area (In sqm)
1.	5	Type-1P (3BHK)	4	59.99	48.92	435.64
2.	5	Type-2P (3BHK)	4	59.98	20.03	320.04
3.	5	Type-1 (3BHK)	52	59.99	13.27	3834.48
4.	5	Type-2 (3BHK)	52	59.98	10.28	3653.52
5.	1	Type-3 (2BHK)	4 (at 19 th Floor)	51.81	7.20	236.04
		Total	116 Units	Total		8479.72

- XI. 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.
- XII. Sh. Satpal Tanwar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

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XIII. That the cost of the dwelling units shall be strictly based on the carpet area.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman