



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. 64 of 2026 dated 10.04.2026 valid upto 09.04.2031 for setting up of an Industrial Plotted Colony on land measuring 22.65625 acres, in favour of Ganga Ice Factory and Cold Storage Pvt. Ltd., Pardeep Exim Pvt. Ltd., Singh Exim Pvt. Ltd., S.B. Enterprises, Sh. Ajay Kumar, Smt. Shreya Bansal, Rritam Developers LLP, Smt. Krishna, Rritam Dream Builders LLP, Sh. Sandeep Kumar, Sh. Chetanya, Sh. Manoj, Smt. Himanshi in Collaboration with Rritam Dream Builders LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Sonipat International City by Rightland" situated in the revenue estate of village Nasirpur Bangar & Harsana Kalan, Tehsil District Sonipat vide

Registration No. HRERA-PKL-SNP-927-2026

Dated: 01.07.2026

2. Promoter of the project is Rritam Dreambuilders LLP having its registered office at D-11, Second Floor, Prashant Vihar, Sec-14, Rohini, North West Delhi, 110085. Promoter is a Limited Liability Partnership (having 4 partners i.e., Bhavesh Aggarwal, Sahil Aggarwal, Aakash Gupta and Mohit) registered with Registrar of Companies, Delhi II with LLPIN: ACF-0942 having PAN No ABIFR4992H.

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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 2018 and update the same periodically but not later than every quarter, including the information relating to plot 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 schedule of expenditure 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 plots.
- ix) the said project shall be completed by 09.04.2031. However, the registration shall be co-terminus with the validity of 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 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- III. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.47065 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.
- IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days 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.



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- VI. 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.
- 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 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.
- IX. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(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.
- X. That as per clause 4.1 of the Collaboration Agreement, the Land Owner will get revenue generated from the project to the total amount as mentioned below in lump sum upon receipt of completion certificate from DTCP Haryana and the share of the landowner / licensee shall be paid from the 30% free account: -

Sr. No	Name of Licencee	Consideration Amount (in ₹)
1.	Smt. Shreya Bansal	₹ 4.25 crores
2.	Sh. Ajay Kumar S/o Sh. Rajesh Kumar	₹ 75 Lakh
3.	M/S Ganga Ice Factory & Cold Storage Pvt. Ltd.	₹ 1.50 crores
4.	M/S Pardeep Exim Pvt. Ltd.	₹ 2.25 crores
5.	M/S Singh Exim Pvt. Ltd.	₹ 70 Lakh

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6.	M/S S B Enterprises	₹ 75 Lakh
7.	M/S Rritam Developers LLP	₹ 4.25 crores
8.	Smt. Krishna Sheoran	₹ 1.60 crores
9.	Sh. Sandeep Kumar	₹ 1 crore
10.	Sh. Chaitanya Gupta	₹ 1 crore
11.	Sh. Manoj Jain	₹ 1 crore
12.	Smt. Himanshi Bansal	₹ 1 crore

- XI. 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.
- XII. That as per joint undertaking, 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.
- XIII. 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.
- XIV. Sh. Bhavesh Aggarwal, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.


 Dr. Geeta Rathee Singh
 Member


 Parneet S Sachdev
 Chairman