



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-ROH-563-2024 dated 22.03.2024
valid upto 22.10.2028

Project: "Rishika Sidhartha Hansraj County", an Affordable Residential Plotted Colony (Under DDJAY) on additional land measuring 5.45 acres (in addition to license no. 216 of 2023 measuring 9.756 acres) situated in the revenue estate of Village Sunari Kalan, Sector-22, Rohtak.

Promoter: Rishika Green Global LLP, Unit No 109 110, First Floor MG Mall, Sector 14, Sonipat, Haryana, 131001. LLPIN: ABC-9280

The request of the promoter for registration of additional area measuring 5.45 acres in the existing registered area of 9.756 acres was placed before the Authority in its meeting held on 07.01.2026 vide Item No. 309.03 (i) wherein the Authority decided to grant registration for the additional area measuring 5.45 acres to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- 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.

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- 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- IV. Promoter shall submit a copy of service plans/estimates for total area measuring 15.206 acres to the Authority within 15 days after their approval by Town & Country Planning department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.380 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.
- VI. 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.
- VII. 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.
- VIII. 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.

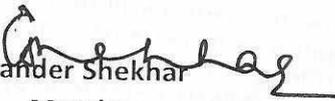


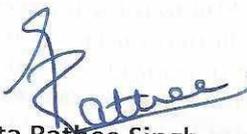
HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- IX. Sh. Sumit Kaushik (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-ROH-563-2024 dated 22.03.2024 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

THIS FORM IS SUPPLEMENTARY REP-I FORM AND AN INTEGRAL PART OF TEMP ID: 1384-2023

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1384-2023

Submission Date : -----

Applicant Type : Firm

Project Type: NEW

Forwarding letter and Index

From

RISHIKA GREEN GLOBAL LLP
UNIT NO. 109-110, FIRST FLOOR, MG MALL, SECTOR 14, SONIPAT
HARYANA-131001

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....
.....RISHIKA SIDHARTHA HANSRAJ COUNTY
located atSector 22, RohtakAll parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted
herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

Rishika Green Global LLP
[Signature]
Partner

Signature of the Applicant

Mobile No. _____

Email ID _____

FORM REP-I

Part - A

1. Name of the firm: **RISHIKA GREEN GLOBAL LLP**

2. Address of the firm for correspondence
(Annex a copy in Folder A) **UNIT NO. 109-110, FIRST FLOOR, MG MALL, SECTOR 14, SONIPAT HARYANA-131001**

Phone(Landline)

Phone(Mobile) **7838214128** (Number Shared by Promoter in Public)

Email ID **rishikagreengloballlp@gmail.com**

3. Registration number/Details of the firm
(Annex a copy in Folder A) **ABC9280**

4. PAN of the firm
(Annex a copy in Folder A) **ABFFR9618B**

5. Name and address of the partners:

Name : **SUMIT KAUSHIK**

Partner 1

Residential Address : **628 Nangal Kalan 43 Sonipat Haryana-131023**



Phone (landline)

Phone (Mobile) **7838214128** (Number Shared by Promoter in Public)

Email ID **rishikagreengloballlp@gmail.com**

PAN No. **XXXX300H**
(Annex a copy in Folder A)

Name : **SANJIV SARIN**

Partner 2

Residential Address : **126 Ward No. 8 Sector 14 Sonipat**



Phone (landline)

Phone (Mobile) **7838214128** (Number Shared by Promoter in Public)

Email ID **rishikagreengloballlp@gmail.com**

PAN No. **XXXX025P**
(Annex a copy in Folder A)

Rishika Green Global LLP
[Signature]
Partner

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : **SUMIT KAUSHIK**

Residential Address : **628 Nangal Kalan 43 Sonapat Haryana-131023**

Phone (landline)

Phone (Mobile) **7838214128** (Number Shared by Promoter in Public)

Email ID **rishikagreengloballlp@gmail.com**

PAN No. **XXXX300H**
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant
Authorised representative
Stamp _____
Date _____

Sumit Kaushik
Partner
Rishika Green Global LLP

FORM REP-I

Part - A**Location and Address of the project:**

1. Name of the project	RISHIKA SIDHARTHA HANSRAJ COUNTY
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE SUNARI KALAN, SECTOR 22
	Tehsil ROHTAK
	District ROHTAK
3. Contact details of the site office of the project:	
	Phone(Landline)
	Phone(Mobile) 9034371488 (Number Shared by Promoter in Public)
	Email rishikagreengloballlp@gmail.com
4. Contact person at the site office:	
	Name GAURAV
	Phone(Landline)
	Phone(Mobile) 9034371488 (Number Shared by Promoter in Public)
	Email rishikagreengloballlp@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant/
 Authorised Representative
 Stamp _____
 Date _____

Rishika Green Global LLP
 Partner

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	501482	30-11-2023	214500	ICICI BANK LIMITED, SIKKA COLONY SONIPAT	HRERA Panchkula
2.	505813	08-11-2025	115100	ICICI BANK LIMITED, SIKKA COLONY SONIPAT	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant
 Mobile no. _____
 Email ID _____

Rishika Ocean Global LLP
Partner

FORM REP-I

Part - B**Information relating to the project land and license:**

- | | |
|--|--|
| 1. Land area of the project | 15.20625 (Acre) |
| 2. Permissible FAR | 1.0 FOR
PLOTTED AND
1.50 FOR
COMMERCIAL |
| 3. FAR proposed to be utilized in the project | 1.00 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 15.20625 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | LICENSE NO.
216 OF 2023
DATED
23.10.2023
(VALID UPTO
22.10.2028) &
Additional License No.
33 of 2025
dated 21.03.2025 (Valid
upto 20.03.2030) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | |

- | | | |
|-------------|--|--|
| Licensee 1: | Name RISHIKA GREEN
GLOBAL LLP, SH. SURESH
KUMAR- DEVENDER SS/O
RAMPAT | No |
| | Name SMT ISHWANTI W/DO | Address
VILLAGE
SUNARI KALAN
ROHTAK |
| Licensee 2: | SH. PUNEET - LALIT SONS OF SH
SURENDER | Address
VILLAGE
SUNARI KALAN
ROHTAK |

Rishika Green Global LLP

 Partner

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration

(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

Annexure-B- YES COLLABORATION AGREEMENT AND POWER OF ATTORNEY EXECUTED.

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence. (State facts in brief or Annex in folder B)

YES THE AGREEMENTS REGISTERED BEFORE GRANT OF LICENSE.

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B)

THE LAND OWNERS HAVE APPROACHED TO THE PROMOTER TO DEVELOP THEIR LAND AND THE PROMOTER HAS AGREED. FURTHER THE LAND OWNERS WILL GET 2200 SQ YARDS DEVELOPED LAND AGAINST THEIR CONTRIBUTION OF LAND INTO THE PROJECT. FURTHER COLLABORATION REGISTERED VIDE VASIKA NO. 9369 DATED 12.01.2023 AND GPA REGISTERED VIDE VASIKA NO. 329 DATED 12.01.2023 IN FAVOUR OF THE PROMOTER WITH RIGHTS TO SELL, LEASE, BOOK AND TO EXECUTE SALE DEED, AS PER SR. NO. 2 OF THE GPA. FURTHER AS PER CLAUSE NO. 8 OF GPA, THE PROMOTER HAVE RIGHTS TO EXECUTE SALE DEED FOR ENTIRE LAND.

v. Has ownership of the land changed after grant of license (Annex details in folder B)

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership (Annex details in folder B)

Yes

vii. Will applicant himself be marketing the project (Provide details in folder B)

Yes

Rishika Green Global LLP
 Partner

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

Rishika Green Global LLP
Rishika Green
Partner

FORM REP-I

Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	5321.62 Lakhs
i. Cost of the land (if included in the estimated cost)	2156.57 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1461.75 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	703.2965 Lakhs

2. The total land of the project measuring 15.20625 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	8.74771
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.40381
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.1544
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0

9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.52207
12	ANY OTHER	0
13	COMMERCIAL	0.37826
	Total	15.20625

Rishika Green Global LLP
[Signature]
Partner

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

Rishika Gleen Global LLP

Partner

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	448.78	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	211.13	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	204.31	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	473.32	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	258.81	AS PER PROJECT REPORT
6	STREET LIGHTING	76.26	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	166.15	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED

Rishika Green Global LLP
Partner

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

21-03-2025 (date)

6. Date of approval of Building Plans

NA (date)

Rishika Green Global LLP
[Signature]
Partner

7. New projects:

- i) Likely date of starting the construction work 15-12-2023
- ii) Likely date of completing the project 22-10-2028
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
119.808	1
129.539	17
136.755	12
116.798	7
116.791	7
110.835	4
136.770	4
136.755	8
144.375	20
133.751	33
137.998	3
144.375	4
145.238	3
119.697	30
145.238	6
147.168	1
137.193	6
149.768	10
116.910	9
140.800	2
137.272	1
131.708	1
123.480	1
117.878	1
112.280	1
132.056	2
117.200	8
128.746	3

140.119	3
104.333	3
117.200	10
139.272	2
123.229	20
136.238	5
130.032	1
118.225	9
130.32	1
136.238	5
145.991	7
145.972	1
Total	272

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

Rishika Green Global LLP
[Signature]
 Partner

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

Rishika Green Global LLP

 Partner

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

Rishika Gresh Global LLP
[Signature]
Partner

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	15.63	15.63	15.63	15.63
Water Supply System	5.79	5.79	5.79	5.79
Sewerage treatment & garbage disposal	5.79	5.79	5.79	5.79
Electricity Supply System	14.47	14.47	14.47	14.47
Storm Water Drainage	5.79	5.79	5.79	5.79
Parks and Playgrounds	6.95	6.95	6.95	6.95
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	3.47	3.47	3.47	3.47

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	15.63	15.63	15.63	26.98
Water Supply System	5.79	5.79	5.79	13.77
Sewerage treatment & garbage disposal	5.79	5.79	5.79	17.71
Electricity Supply System	14.47	14.47	14.47	29.8
Storm Water Drainage	5.79	5.79	5.79	13.17
Parks and Playgrounds	6.95	6.95	6.95	9.22
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	3.47	3.47	3.47	4.04

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	26.98	26.98	26.98	26.98
Water Supply System	13.77	13.77	13.77	13.77

Sewerage treatment & garbage disposal	17.71	17.71	17.71	17.71
Electricity Supply System	29.8	29.8	29.8	29.8
Storm Water Drainage	13.17	13.17	13.17	13.17
Parks and Playgrounds	9.22	9.22	9.22	9.22
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	4.04	4.04	4.04	4.04

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	26.98	26.98	26.98	26.98
Water Supply System	13.77	13.77	13.77	13.77
Sewerage treatment & garbage disposal	17.71	17.71	17.71	17.71
Electricity Supply System	29.8	29.8	29.8	29.8
Storm Water Drainage	13.17	13.17	13.17	13.17
Parks and Playgrounds	9.22	9.22	9.22	9.22
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	4.04	4.04	4.04	4.04

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	26.98	26.98	26.98	26.98
Water Supply System	13.77	13.77	13.77	13.77
Sewerage treatment & garbage disposal	17.71	17.71	17.71	17.71
Electricity Supply System	29.8	29.8	29.8	29.8
Storm Water Drainage	13.17	13.17	13.17	13.17
Parks and Playgrounds	9.22	9.22	9.22	9.22
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	4.04	4.04	4.04	4.04

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

Rishika Ghosh
Partner
Rishika Ghosh Global LLP
Partner

FORM REP-I

Part - D**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **No**
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**
3. Bank account to which the deposits received from apartment buyers will be credited
- Bank and Branch address **ICICI BANK LIMITED, SECTOR 15
SONIPAT**
- Bank Account number **252605000695**
- IFSC code **ICIC0002526**
- MICR code **110229237**
- Branch code **002526**
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **Sh. Sumit Kaushik R/o 628 Nangal
Kalan 43 Sonipat Haryana-131023 Sh.
Sanjiv Sarin R/o 126 Ward No. 8 Sector
14 Sonipat**
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **Uploaded in Upload Section.**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative

Stamp _____

Date _____

Rishika Green Global LLP
Partner

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	No
iv. Building Plan	No
• Site Plan	No
• Floor Plan	No
• Apartment Plans	No
• Elevation Section	No
• Detail of Permissible FAR	No
• Detail of covered area achieved FAR	No

Rishika Green Global LLP

Partner

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

Rishika Green Global LLP
[Signature]
Partner

3. Statutory Approvals Status

Statutory Approvals ✓	Statutory Approvals Status	Date
I. LICENSE NO. 216 OF 2023	ALREADY BEEN OBTAINED	23-10-2023
II. LICENSE NO. 33 OF 2025	ALREADY BEEN OBTAINED	24-03-2025
III. DEMARCATION-CUM-ZONING PLAN	ALREADY BEEN OBTAINED	10-09-2025

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____

Seal _____

Date _____

Rishika Green Global LLP
Partner

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

The Provisions of RERA Act and Rules have been incorporated in the draft agreement to sell.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____

Shikha Greha Global LLP
Partner

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

Rishika Green Capital LLP
[Handwritten Signature]
Promoter

FORM REP-I

Part - H

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED COLONY
6	DOORS AND WINDOWS FRAMES	NOT APPLICABLE BEING PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED COLONY
14	DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE BEING PLOTTED

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
1 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
1 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
2 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
2 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY
3 . MASTER TOILET		
3 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
3 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
3 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
4 . BED ROOMS		
4 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
4 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
4 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
4 . 4	WARDROBES	NOT APPLICABLE BEING PLOTTED COLONY

		COLONY
15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED COLONY
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED COLONY
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED COLONY

Rishika Arora
Rishika Arora Global LLP
Partner

5 . TOILET		
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
6 . KITCHEN		
6 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
6 . 2	WALLS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 3	CEILING	NOT APPLICABLE BEING PLOTTED COLONY
6 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED COLONY
6 . 5	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
6 . 6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED COLONY
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
7 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
7 . 3	TOILET	NOT APPLICABLE BEING PLOTTED COLONY
7 . 4	BALCONY	NOT APPLICABLE BEING PLOTTED COLONY
8 . SIT-OUTS		
8 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE BEING PLOTTED COLONY

8.4	FIXTURES	NOT APPLICABLE BEING PLOTTED COLONY
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I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative _____
Stamp _____
Date _____

Lishika Green Global LLP
[Handwritten Signature]

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	29-11-2023	View Document
2	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	02-12-2023	View Document
3	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	29-11-2023	View Document
4	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	29-11-2023	View Document
5	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	02-12-2023	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
 Stamp _____
 Date _____

Rishika Gupta
Partner

List of Uploaded Documents After Registration

Sr. No.	Document Description	Date of Document Upload	View Document
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AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP											
SR. NO.	PLOT NO.	FROM	TO	WIDTH	X	LENGTH	=	AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	-	-	7.197	x	17.999	=	129.539	143.290	1	119.806
2	2	3	7.197	x	17.999	=	129.539	143.290	2	259.078	
3	3A	-	7.197	x	17.999	=	129.539	143.290	1	129.539	
4	3B	-	7.197	x	17.999	=	129.539	143.290	1	129.539	
5	3C	-	7.197	x	17.999	=	129.539	143.290	1	129.539	
6	3D	-	7.197	x	17.999	=	129.539	143.290	1	129.539	
7	4	14	7.197	x	17.999	=	129.539	143.290	11	1424.929	
8	15	22	7.300	x	18.234	=	133.751	159.965	8	1094.040	
9	30	33	7.300	x	18.234	=	133.751	159.965	4	547.020	
10	34	39	7.300	x	18.234	=	133.751	159.965	6	703.788	
11	40	-	7.300	x	18.234	=	133.751	159.965	1	116.798	
12	41	-	7.903	x	14.778	=	116.791	139.880	1	116.791	
13	42	47	7.903	x	14.778	=	116.791	139.880	6	703.746	
14	48	51	7.300	x	14.778	=	110.835	132.559	4	443.340	
15	52	55	7.300	x	18.234	=	133.751	159.965	4	547.020	
16	56	63	7.300	x	18.234	=	133.751	159.965	8	1094.040	
17	64	83	7.300	x	19.250	=	144.375	172.673	20	2867.500	
18	84	99	7.431	x	17.999	=	133.751	159.965	16	2140.016	
19	99A	-	7.431	x	17.999	=	133.751	159.965	1	133.751	
20	100	-	7.431	x	17.999	=	133.751	159.965	1	133.751	
21	115A	115C	7.667	x	17.999	=	137.598	165.045	3	413.994	
22	116	119	7.300	x	19.250	=	144.375	172.673	4	577.500	
23	120	122	8.882	x	16.352	=	145.298	173.705	3	435.714	
24	123	132	7.350	x	16.352	=	119.897	143.158	10	1196.970	
25	141	150	7.350	x	16.352	=	119.897	143.158	10	1196.970	
26	151	156	8.882	x	16.352	=	145.298	173.705	6	871.428	
27	157	166	7.350	x	16.352	=	119.897	143.158	10	1196.970	
28	167	-	9.000	x	16.352	=	147.168	176.013	1	147.168	
29	168	173	6.950	x	19.740	=	137.193	164.053	6	823.158	
30	176	185	7.250	x	19.400	=	140.700	171.123	10	1407.000	
31	184	194	7.150	x	16.351	=	116.910	139.824	9	1052.190	
32	195	196	7.040	x	20.000	=	140.800	168.397	2	281.600	
33	197	-	(16.849 + 16.800)/2 x 7.292	=	137.272	164.177	1	137.272			
34	198	-	(16.801 + 17.313)/2 x 7.294	=	131.706	157.523	1	131.706			
35	199	-	(17.313 + 16.549)/2 x 7.294	=	123.480	147.682	1	123.480			
36	200	-	(16.545 + 15.777)/2 x 7.294	=	117.878	140.982	1	117.878			
37	201	-	(15.777 + 15.010)/2 x 7.294	=	112.280	134.287	1	112.280			
38	202	203	8.000	x	16.507	=	132.056	157.939	2	264.112	
39	204	208	7.100	x	16.507	=	117.200	140.171	5	586.000	
40	209	211	7.100	x	16.507	=	117.200	140.171	3	351.300	
41	212	214	7.060	x	18.236	=	128.746	153.953	3	386.238	
42	215	217	7.903	x	18.236	=	144.119	172.366	3	432.152	
43	218	220	7.060	x	14.778	=	104.333	124.782	3	312.999	
44	221	223	7.100	x	16.507	=	117.200	140.171	3	351.600	
45	224	230	7.100	x	16.507	=	117.200	140.171	7	820.400	
46	231	232	8.126	x	17.139	=	139.272	166.569	2	278.544	
47	233	252	7.190	x	17.139	=	123.229	147.382	20	2464.580	
48	253	257	7.040	x	19.352	=	136.236	162.941	5	681.190	
49	258	-	8.051	x	16.151	=	130.032	155.518	1	130.032	
50	259	267	7.300	x	16.151	=	118.225	141.397	9	1064.025	
51	268	-	8.051	x	16.151	=	130.032	155.518	1	130.032	
52	269	273	7.040	x	19.352	=	136.236	162.941	5	681.190	
53	274	280	7.544	x	19.352	=	145.991	174.605	7	1021.932	
54	281	-	7.543	x	19.352	=	145.972	174.583	1	145.972	
TOTAL								SQ.MT	35400.665		
TOTAL								ACRES	8.74771		
TOTAL NO. OF PLOTS =									272		

SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
ALREADY LICENCE GRANTED AREA 9.75625 ACRES (LICENCE NO. 216 OF 2023 DATED 23-10-2023)				9.75625	39482.080	
ADDITIONAL LICENCE APPLIED AREA MEASURING 5.45000 ACRES				5.45000	22056.333	
TOTAL PLOT AREA APPLIED FOR LICENCE = (A)				15.20625	61537.413	
AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD = (B)				0.09400	380.394	
50% BENEFIT OF AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD = C = (B/2)				0.04700	190.197	
NET PLANNED AREA = (A - C)	15.15925	61347.216		15.15925	61347.216	
OPEN AREA UNDER GREEN/PARK	1.14047	4615.306	7.500	1.15440	4671.702	7.592
COMMUNITY FACILITIES	1.52043	6153.741	10.000	1.52049	6154.000	10.000
COMMERCIAL AREA	0.60637	2453.889	4.000	0.38007	1538.090	2.507
AREA UNDER PLOTS	9.24714	37421.802	61.000	8.74771	35400.665	57.705
TOTAL PERMISSIBLE SALEABLE AREA	9.85351	39875.690	65.000	9.12778	36938.755	60.203

DENSITY	240 to 400 persons per acre (PPA).		
Min. and Max. density permit fact:			
TOTAL POPULATION	272	X	18.00
PPA	4896.000	/	15.15925
			4896.000
			322.97%

GREEN AREA PROPOSED		
G-1	=	144.593 SQ.M.
G-2	=	420.600 SQ.M.
G-3	=	140.000 SQ.M.
G-4	=	1721.475 SQ.M.
G-5	=	304.811 SQ.M.
G-6	=	422.579 SQ.M.
G-7	=	217.645 SQ.M.
TOTAL	=	4671.702 SQ.M.
		1.15440 ACRES



LEGENDS

- ALREADY LICENCED GRANTED PLOT BOUNDARY = 8.75625 ACRES
- ADDITIONAL LAND APPLIED FOR LICENCE PLOT BOUNDARY = 5.45000 ACRES
- COMMERCIAL
- COMMUNITY
- UGTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 4 SQ.M.
- U.D.
- GREEN AREA
- IG
- PLOT
- PROPOSED ROAD
- REVENUE RASTA
- AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD
- AREA NOT APPLIED FOR LICENCE
- REVISED AREA DETAILS

SHEET NO. - 01/04

All the dimensions are in meters unless specified. Figured dimensions are to be followed. Contractor shall verify all measurements on site before commencement of work. Any discrepancies shall be pointed out to the professional designer for corroboration before proceeding. All drawings, designs & specifications are the property of RITAM design and shall not be used in part or its entirety without written permission.

JOB TITLE - REVISED LAYOUT PLAN OF ALREADY LICENCE GRANTED 9.75625 ACRES (LICENCE NO. 216 OF 2023 DATED 23-10-2023) & ADDITIONAL LICENCE APPLIED AREA MEASURING 5.45000 ACRES & REVISION IN ALREADY LICENCE GRANTED THERE BY MAKING TOTAL SITE AREA 15.20625 ACRES FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 AT VILLAGE SUNARI KALAN, TEHSIL & DISTRICT, ROHTAK, HARYANA

TO BE DEVELOPED BY- M/S RISHIKA GREEN GLOBAL LLP.

RITAM DESIGN
D-11, 1st FLOOR, PRAASHANT VIHAR, ROHINI, DELHI-110085, INDIA
PHONE: 911-4708811, EMAIL: ritamdesign@gmail.com

ARCHITECT: RISHIKA GREEN GLOBAL LLP
APPLICANT: Rishika Green Global LLP
Designated Partner/Aut. Sign.

DATE: 11-10-2024
SCALE: 1:1250 @A1
DRAWN BY: KARAN

DATE: 11-10-2024
SCALE: 1:1250 @A1
DRAWN BY: KARAN



- To be read with Licence No. 33 Dated 21/03/2025.
- This Revised Layout Plan of Affordable Residential Plotted Colony (DDJAY) over a additional area measuring 5.45 acres (in addition to License no. 216 of 2023 dated 23-10-2023 granted for area measuring 9.75625 acres) thereby total area measuring 15.20625 acres (Drawing No. DTCP / R34/q dated 24-03-2025) falling in the revenue estate of village-Patti Musalman in Sector-22 B, Rohtak being developed by Rishika Green Global LLP & Others is hereby approved subject to the following conditions:-
- That this Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
 - That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
- (JADIEP) DTP (HQ) (YJINDER SINGH) STP (HQ) (JITENDER SIHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR) (GURPREET KHEPAR) JD (HQ) (SHYAM ROHILA) ATP (HQ)

Affidavit		Indian-Non Judicial Stamp Haryana Government		Date : 28/11/2025	
Certificate No.	T0282025K608		Stamp Duty Paid : ₹ 101		
GRN No.	143107461		Penalty : ₹ 0		
Deponent					
Name :	Rishika Green Globalip				
H.No/Floor :	109/110	Sector/Ward :	14	Landmark :	Mg mall
City/Village :	Sonipat	District :	Sonipat	State :	Haryana
Phone :	78*****28				
Purpose : Affidavit to be submitted at Concerned office					

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://ograjy.gov.in>

Form - REP-II
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Sh. Takdeer Authorized Signatory of the Promoter i.e. M/s Rishika Green Global LLP of the proposed project namely "Rishika Sidhartha Hansraj County" over an additional area measuring 5.45 Acres for development of an Affordable Plotted Colony under DDJAY Scheme falling in Sector 22, Rohtak under License No. 33 of 2025 dated 20.03.2025.

I, Takdeer duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land, through collaboration agreement, on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 22.10.2028.

4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Rohtak on this _____ 2025.


Deponent