



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-PNP-789-2025 dated 18.11.2025 valid upto 31.03.2030.

Project: "RALITH RETREAT" (Residential Plotted Colony over an additional area measuring 32.00 acres bearing license no. 63 of 2026 dated 07.04.2026 valid upto 06.04.2031 (In addition to license no. 166 of 2024 dated 28.11.2024 for an area measuring 21.36875 acres) situated in the revenue estate of Village Azizalpur, Sector-19A, Panipat.

Promoter: Ralith Realty Pvt. Ltd., B-903 NPSC Society, Plot No. 5, Sector 2, Dwarka, South West Delhi-110075.

The application for registration of additional area measuring 32.00 acres was placed before the Authority in its meeting held on 03.06.2026 vide Item No. 323.03 (vii) wherein the Authority decided to grant supplementary registration for the additional area being the same date of completion of project. Revised proforma A to H, REP II and the revised layout plan, zoning plan and Payment Plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

1. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and the 30% Free Account as already permitted in registration no. HRERA-PKL-PNP-789-2025 dated 18.11.2025. 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

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- 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 allottees 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 revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - IV. Promoter shall also submit a copy of revised 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 along with 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. 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 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.
 - VIII. That as per the joint undertaking, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

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- IX. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- X. That both the Promoter and landowner/ licensees shall comply with the provisions of section 4(2)(L)(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 REP I.
- XI. Promoter shall submit duly approved building plans in respect of commercial site measuring 2.1345 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. Promoter shall also allot commercial plotted area to the landowners (Vedu Infrastructure Pvt Ltd and Sh. Sushil Kumar). A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.
- XII. That following plots coming to the share of landowners/licensees cannot be put to sale by the promoter and can be sold by the landowners/licensees:
- a) **M/s Lotus Trading and Securities Private Limited:-**

Sr No	Plot Number	Plot Area (in sqm)	Category
1	C-06	294.32	General
2	C-07	294.32	General
3	C-12	294.32	General
4	C-14	294.32	General
5	C-15	294.32	General
6	C-16	294.32	General
7	E-21A	213.30	General
8	F-57	152.25	General
9	F-58	152.25	General
10	F-59	152.25	General

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11	F-60	152.25	General
12	F-61	152.25	General
13	F-62	152.25	General
14	F-63	152.25	General
15	F-64	152.25	General
16	F-65	152.25	General
17	F-78	152.25	General
18	F-79	152.25	General
19	F-80	152.25	General
20	F-81	152.25	General
21	F-82	152.25	General
22	H-03	285.78	General
23	I-06	321.04	General
24	I-07	321.04	General
25	J-14	454.51	General
26	K-06	666.00	General
27	K-18	666.00	General
28	L-06	326.69	General
29	L-07	326.69	General
30	L-08	326.69	General
31	L-26	326.69	General
32	L-27	326.69	General
33	M-12	253.55	General
34	M-12A	253.55	General
35	M-14	253.55	General
36	M-15	253.55	General
37	M-16	253.55	General
38	N-04	355.11	General
39	N-05	355.11	General
40	N-07	355.11	General
41	N-08	355.11	General
	Total	11146.75	

b) Vedu Infrastructure Pvt. Ltd.:

Sr No	Plot Number	Plot Area (In sqm)	Category
1	C-08	294.32	General
2	C-12A	294.32	General
3	C-17	294.32	General
4	E-20A	213.30	General
5	F-48	152.25	NPNL
6	F-49	152.25	NPNL

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7	F-72	152.25	NPNL
8	F-73	152.25	NPNL
9	F-74	152.25	NPNL
10	F-85	152.25	NPNL
11	F-86	152.25	NPNL
12	F-87	152.25	NPNL
13	F-93	152.25	NPNL
14	F-94	152.25	NPNL
15	H-01	285.78	General
16	H-02	285.78	General
17	I-09	321.04	General
18	I-10	321.04	General
19	J-03	454.51	General
20	J-04	454.51	General
21	J-05	454.51	General
22	J-09	454.51	General
23	J-10	454.51	General
24	J-11	454.51	General
25	J-22	454.51	General
26	J-23	454.51	General
27	K-01	666.00	General
28	K-02	666.00	General
29	K-03	666.00	General
30	K-05	666.00	General
31	K-20	666.00	General
32	K-21	666.00	General
33	K-22	666.00	General
34	L-01	326.69	General
35	L-02	326.69	General
36	L-04	326.69	General
37	L-21	326.69	General
38	L-30	326.69	General
39	L-31	326.69	General
40	L-32	326.69	General
41	M-20	253.55	General
42	M-21	253.55	General
43	M-22	253.55	General
44	M-23	340.08	General
45	N-02	355.11	General
46	N-03	355.11	General
47	N-09	355.11	General
48	Nursing Home 2, Undivided Share	800.00	General

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	80%		
49	Commerical	1359.98	Commercial
50.	Primary School Undivided Share	447.0642	Primary School
Total		19190.4242	

c) Sushil Kumar:-

Sr. No.	Plot Number	Plot Area (in sqm)	Category
1	C-11	294.32	General
2	F-50	152.25	NPNL
3	I-02	321.04	General
4	J07	454.51	General
5	J08	454.51	General
6	J24	454.51	General
7	K04	666.00	General
8	K19	666.00	General
9	L03	326.69	General
10	N12	355.11	General
11	Nursing Home 2, Undivided Share 20%	200.00	General
12.	Commercial 2	339.99	Commercial
13.	Primary School Undivided Share	111.7660	School Area
TOTAL		4796.696	

(ix) The following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula:

S.No	Plot Type	Total area (Sq.mt.)
1	K-7 to K-17	7326.00
	Total Plots = 11	7326.00


(x) The following plots falling under 33kv HT line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula

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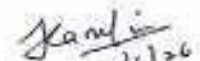
S.No.	Plot Type	Area (Sq.mt.)	Total area (Sq.mt.)
1	M-1 to M-8	253.55	2028.40
2	F-82 to F-91	152.25	1522.50
3	F-66 to F-75	152.25	1522.50
4	N-07	355.114	355.11
5	Nursing Home-1	1000	1000.00
	TOTAL=30		6428.51

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-PNP-789-2025 dated 18.11.2025 valid upto 31.03.2030 and rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman


25/11/26

5/7/26 6:53 PM

**HRERA
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-2023-
2026**

Submission Date : 07-05-2026 06:53:34 PM

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

Ralith Realty Pvt.Ltd.
B-903 NPSC SOCIETY
PLOT NOS SECTOR-2, DWARKA, SOUTH WEST DELHI-110075

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

RALITH RETREAT
located at SECTOR-19A, PANIPAT

All 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 07-05-2026

For Ralith Realty Private Limited

Authorised Signatory

Signature of the Applicant

Mobile No. 9996017708

Email ID info@ralithrealty.co

FORM REP-I

Part - A

1. Name and registered address of the company

RALITH REALTY PVT. LTD.

(Annex a copy in Folder A)

B-903 NPSC SOCIETY
PLOT NO 5 SECTOR-2
DWARKA SOUTH WEST
DELHI 110075

Phone(Landline)

01802954141

Phone(Mobile)

9996017708 (Number Shared by Promoter in Public)

Email ID

info@ralithrealty.com

Website

https://ralithrealty.com

Pan No.

(Annex a copy in Folder A)

XXXX994K

CIN No.

(Annex a copy in Folder A)

U45309DL2022PTC400328

2. Managing Director/HOD/CEO:

Name : RAKESH KAUL

Residential Address : Experion Windchants Villa 5A
Sector 112 Choma Gurugram 122017 Haryana

Phone (landline) 01802954141

Phone (Mobile) 9910483567 (Number Shared by Promoter in Public)

Email ID info@ralithrealty.com

PAN No. XXXX002C

(Annex a copy in Folder A)



3. Director 1:

Name : VIKAS GOEL

Residential Address : Building 4 Flat 2B Hibiscus Sector
50 Nirvana Country Gurugram 122018 Haryana



Phone (landline) 01802954141

Phone (Mobile) 9996017708 (Number Shared by Promoter in Public)

Email ID info@ralithrealty.com

PAN No. XXXX550D
(Annex a copy in Folder A)

4. Authorised representative for
correspondance with Authority:

Name : VIKAS GOEL

Residential Address : Building 4 Flat 2B Hibiscus Sector
50 Nirvana Country Gurugram 122018 Haryana

Phone (landline) 01802954141

Phone (Mobile) 9996017708 (Number Shared by Promoter in Public)

Email ID info@ralithrealty.com

PAN No. XXXX550D
(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.

For Ralith Realty Private Limited

Authorised Signatory

Signature of the
Applicant/
authorised
representative

Stamp

Date 07.05.2026

For Ralith Realty Private Limited

Authorised Signatory

Date 07.05.2016

For Ralith Realty Private Limited

Authorised Signatory

For Ralith Realty Private Limited

Authorised Signatory

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:

Residential 51.23425 Acre (1) 20734501 X 10 = 2073450
 Commercial 2.1345 Acre (1.75) 15117.06 (1.75) X 20 = 302341.30
 TOTAL 53.36875 Acre TOTAL 222462.0724 = 2375791
 ALREADY PAID 29.09.2025 = 835000
 03.10.2025 = 178500
 TOTAL = 1013500
 Balance required = Rs 13,62,291/-

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	73364	02-05-2026	1362500	HDFC BANK	HRERA Panchkula
2	73446	29-05-2026	226550	HDFC Bank	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.

For Ralith Realty Private Limited



Authorized Signatory

Signature of the Applicant

Mobile no. 9996017708

Email ID info@ralithrealty.com

For Ralith Realty Private Limited

For Ralith Realty Private Limited



Authorized Signatory

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|---|
| 1. Land area of the project | 32.00 (Acre) |
| 2. Permissible FAR | Residential FAR
1.00 and
Commercial FAR
1.75 |
| 3. FAR proposed to be utilized in the project | 1 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 32.00 (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) | 63 of 2026 Dated
07.04.2026 valid
upto 06.04.2031 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought | No |

- Licensee 1: **Ralith Realty Pvt. Ltd.**
Licensee 2: **Vedu Infrastructure Pvt. Ltd.**
Licensee 3: **Lotus Trading and Securities Pvt. Ltd.**
Licensee 4: **Sushil Kumar S/o Sh. Hukum Singh**

Name **RALITH REALTY PVT.
LTD.**

Address **B-903
NPSC SOCIETY
PLOT NO 5
SECTOR 2
DWARKA
SOUTH WEST
DELHI 110075**

For Ralith Realty Private Limited

Authorized Signatory

For Ralith Realty Private Limited

Authorized Signatory

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- PROMOTER

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

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)

AGREEMENT COPY ATTACHED WITH ZIST OF COLLABORATION AGREEMENT

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

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

Yes

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.

For Ralith Realty Private Limited

Authorised Signatory

Signature of the Applicant / Authorised Representative Stamp

Date 07.05.2026

For Ralith Realty Private Limited

For Ralith Realty Private Limited

Authorised Signatory

FORM REP-IPart - C**Project Details:**

1. Estimated cost of the project (Annex a copy of the project in Folder C)	13529.03 Lakhs
i. Cost of the land (if included in the estimated cost)	1285.47 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	3336.78 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	8906.78 Lakhs

2. The total land of the project measuring **32.0 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	17.2612
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	4.16987
4	PAVEMENTS	3.46428
5	PARKS AND PLAYGROUNDS	3.20532
6	GREEN BELTS	0

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7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.31261
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.50202
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0.34441
13	UNEDRGROUNDWATERTANK	0.28453
14	COMMERCIAL	1.29450
15	COMMUNITYFACILITIES	1.16126
	Total	32

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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	UHBVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

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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	822.70	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	458.04	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	293.76	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	508.84	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	260.48	AS PER PROJECT REPORT
6	STREET LIGHTING	126.00	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	51.01	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	22.73	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	25.60	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT

14	ANY OTHER	398.33	AS PER PROJECT REPORT
15	STP	81.01	YET TO BE PREPARED
16	UNDER GROUND WATER TANK	40.05	YET TO BE PREPARED
17	RAIN WATER HARVESTING	47.64	YET TO BE PREPARED
18	ELECTRIC SUB STATION	200.59	YET TO BE PREPARED

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. 07-04-2026 (date)

6. Date of approval of Building Plans NA (date)

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7. New projects:

- i) Likely date of starting the construction work 01-06-2026
- ii) Likely date of completing the project 31-03-2030
- iii) Sizes of the plots to be offered in the project

Sr. No	Plot Area(In Square Meter)	Number of plots in the project
1	4414.84	15
2	853.20	4
3	9591.75	63
4	857.37	3
5	2889.38	9
6	10908.24	24
7	14652.00	22
8	9800.75	30
9	657.61	2
10	5578.10	22
11	340.08	1
12	4261.37	12
13	268.94	1
14	392.84	1
15	3800.81	76
16	686.91	12
17	8638.01	2
18	2000	2
	Total	301

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

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers

For Ralith Realty Private Limited

https://haryana.rera.gov.in/view_project/project_preview

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Apartment/Shops/Other Buildings	0	0	0
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(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

For Ralith Realty Private Limited

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(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

For Ralith Realty Private Limited

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Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	0
Water Supply System			0	0
Sewerage treatment & garbage disposal			10.0	10.0
Electricity Supply System			0	0
Storm Water Drainage			0	12.0
Parks and Playgrounds			0	0
Clubhouse/community centres			0	0
Shopping area			0	0
Other			40.0	80.0
Security and Fire Fighting			3.0	3.0

For Ralith Realty Private Limited

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For Ralith Realty Private Limited

 Authorised Signatory

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	16.0	21.0	31.0	31.0
Electricity Supply System	0	0	0	0
Storm Water Drainage	12.0	18.0	29.0	29.0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	80.0	100.0	98.33	0
Security and Fire Fighting	3.0	3.0	3.0	3.0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	41.0	66.0	66.0	82.0
Water Supply System	46.0	46.0	46.0	55.0
Sewerage treatment & garbage disposal	21.0	21.0	21.0	21.0
Electricity Supply System	0	0	0	51.0
Storm Water Drainage	18.0	24.0	18.0	24.0
Parks and Playgrounds	0	0	2.0	2.0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Security and Fire Fighting	3.0	3.0	3.0	3.0
Rain Water Harvesting Pits				7.0
STP				8.0
Under Ground Water Tank				4.0

For Ralith Realty Private Limited

https://haryanaarera.gov.in/view_project/project_preview

For Ralith Realty Private Limited

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Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	82.0	82.0	165.0	66.0
Water Supply System	55.0	37.0	37.0	64.0
Sewerage treatment & garbage disposal	5.0	26.0	26.48	0
Electricity Supply System	51.0	102.0	102.0	102.0
Storm Water Drainage	24.0	29.0	29.0	27.76
Parks and Playgrounds	3.0	3.0	3.0	3.0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
Rain Water Harvesting Pits	7.0	7.0	7.0	7.0
Security and Fire Fighting	3.0	3.0	3.0	3.0
STP	8.0	12.0	12.0	12.0
Street Lighting	25.0	25.0	32.0	32.0
Electric Sub station	20.0	20.0	60.0	60.0
Renewable Energy System		6.0	6.0	6.0
Under Ground Water Tank		8.0	8.0	8.0

Particulars	Year-2030			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	172.70			
Water Supply System	72.04			
Sewerage treatment & garbage disposal	0			
Electricity Supply System	100.84			
Storm Water Drainage	0			
Parks and Playgrounds	6.73			
Clubhouse/community centres	0			
Shopping area	0			

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Other	0			
Under Ground Water Tank	12.05			
Rain Water Harvesting Pits	12.64			
STP	21.01			
Electric Sub station	40.59			
Security and Fire Fighting	9.01			
Renewable Energy System	7.60			
Street Lighting	12.0			

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 07.05.2026

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FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **Yes**

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 LTD. SCO 182 SECTOR 13-17 HUDA PANIPAT
Bank Account number	777705705105
IFSC code	ICICI0003726
MICR code	132229007
Branch code	3726

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)

1. Mr Vikas Goel-Building 4 Flat 2B Hibiscus Sector 50 Nirvana Country Gurugram 122018 Haryana 2. Mr. Rakesh Kaul-Experion Winchants Villa 5A Sector 112 Choma Gurugram 122017 Haryana

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**

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.

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Date 07.05.2026

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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	Yes
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

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2. Annex copies of the following in Folder E:

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


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3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LOI	ALREADY BEEN OBTAINED	29-12-2025
II. LICENSE NO 63 OF 2026	ALREADY BEEN OBTAINED	07-04-2026
III. LAYOUT PLAN	ALREADY BEEN OBTAINED	07-04-2026
IV. ZONING CUM DEMARCATION	ALREADY BEEN OBTAINED	01-05-2026

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.

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 Authorised Signatory

Signature _____
 Seal _____
 Date 07-05-2026

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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. **Yes**
(Annex a copy in Folder F)

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) **Yes**
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **AS PER HRERA NORMS**
(Annex a copy in Folder F)

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.

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Signature of the Applicant
/ Authorised
Representative
Stamp _____
Date 07.05.2026

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FORM REP-I**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **RALITH RETREAT- VILLAGE
AZIZULAPUR, SECTOR-19A, PANIPAT,
HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **21.36875**
- ii. Total number of apartments **0**
- iii. Total number of plots **143**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **49**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	6643.48	6643.48	1599.83
Cost of the apartments	0	0	0
Cost of the infrastructure	2141.53	2141.53	189.93
Others costs	4501.95	4501.95	1409.90

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **6237.36 Lakhs**

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6. Remaining amount of sale price money to be collected from the current allottees of the apartments.	723.62 Lakhs
7. Loan sanctioned by the banks/ other financial institutions against the project.	0 Lakhs
8. Amount drawn from the banks/ other financial institutions till the date of filing this application.	0 Lakhs
9. Whether any litigation is pending against the Project: Yes/No (If yes-give Annex details in folder G)	No
10. Initial date of completion of the project.	31-03-2030
11. Likely date of completion of the project.	31-03-2030

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Signature of the Applicant /
Authorised Representative
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Date 07.05.2026

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FORM REP-IPart - H

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

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

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

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4.3	CEILING	NOT APPLICABLE BEING A PLOTTED COLONY
4.4	WARDROBES	NOT APPLICABLE BEING A PLOTTED COLONY
5. TOILET		
5.1	FLOOR	NOT APPLICABLE BEING A PLOTTED COLONY
5.2	WALLS	NOT APPLICABLE BEING A PLOTTED COLONY
5.3	CEILING	NOT APPLICABLE BEING A PLOTTED COLONY
5.4	COUNTERS	NOT APPLICABLE BEING A PLOTTED COLONY
5.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING A PLOTTED COLONY
5.6	FIXTURES	NOT APPLICABLE BEING A PLOTTED COLONY
6. KITCHEN		
6.1	FLOOR	NOT APPLICABLE BEING A PLOTTED COLONY
6.2	WALLS	NOT APPLICABLE BEING A PLOTTED COLONY
6.3	CEILING	NOT APPLICABLE BEING A PLOTTED COLONY
6.4	COUNTERS	NOT APPLICABLE BEING A PLOTTED COLONY
6.5	FIXTURES	NOT APPLICABLE BEING A PLOTTED COLONY
6.6	KITCHEN APPLIANCES	NOT APPLICABLE BEING A PLOTTED COLONY
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NOT APPLICABLE BEING A PLOTTED COLONY
7.2	WALLS & CEILING	NOT APPLICABLE BEING A PLOTTED COLONY
7.3	TOILET	NOT APPLICABLE BEING A PLOTTED COLONY
7.4	BALCONY	NOT APPLICABLE BEING A PLOTTED COLONY

8 . SIT-OUTS		
8 . 1	FLOOR	NOT APPLICABLE BEING A PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING A PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE BEING A PLOTTED COLONY
8 . 4	FIXTURES	NOT APPLICABLE BEING A PLOTTED COLONY

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.

For Ralith Realty Private Limited



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Signature of the Applicant / Authorised Representative

Stamp

Date 07.05.2026

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List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	AOA	18-04-2026	View Document
2	AUTHORIZE PERSON PAN	18-04-2026	-----
3	ACCESS PERMISSION	18-04-2026	View Document
4	AUTHORISED PERSON AADHAR	18-04-2026	View Document
5	LOI	18-04-2026	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	17-04-2026	View Document
7	LCIV & LCIVA	18-04-2026	View Document
8	DEMARICATION PLAN	06-05-2026	View Document
9	UNDERTAKING MAINTENANCE	02-05-2026	View Document
10	MOA	18-04-2026	View Document
11	DIRECTORE-1 AADHAR	18-04-2026	View Document
12	DIRECTORE PAN	18-04-2026	View Document
13	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	02-05-2026	View Document
14	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	17-04-2026	View Document

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15	MD PAN	18-04-2026	View Document
16	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	02-05-2026	View Document
17	ZONING PLAN	02-05-2026	View Document
18	4 2 LD	05-05-2026	View Document
19	MUTATION	02-05-2026	View Document
20	DEVELOPMENT AGREEMENT	07-05-2026	View Document
21	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMATION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	07-05-2026	View Document
22	AADHAR MD	02-05-2026	View Document
23	OWNERSHIP CERTIFICATE	02-05-2026	View Document
24	NEC	02-05-2026	View Document
25	ZAMABANDI	02-05-2026	View Document
26	DD FOR RERA FEES	02-05-2026	View Document
27	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	06-05-2026	View Document
28	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	06-05-2026	View Document
29	COLABORATION AGREEMENT	07-05-2026	View Document
30	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	07-05-2026	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.

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Signature of the Applicant / Authorised Representative
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Date 07.05.2026

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