



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Certificate of supplementary registration

**Registration Certificate No HRERA-PKL-ROH-530-2023 dated
20.12.2023**

valid upto 16.05.2028

Project: "Asha Green", an Affordable Residential Plotted Colony (under DDJAY) over additional area measuring 2.2 acres bearing Licence No. 109 of 2025 dated 02.07.2025 valid upto 01.07.2030 (in addition to licence No. 108 of 2023 dated 17.05.2023 granted for 12.0875 acres) situated in the revenue estate of Village Maina, Sector-22D, Rohtak.

Promoter: ARJK Developers Private Limited, A-2/258 Janak Puri, West Delhi-110058

The Director, Town & Country Planning has granted License No. 109 of 2025 dated 02.07.2025 valid upto 01.07.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY) over an additional area measuring 2.2 acres (in addition to License No. 108 of 2023 over an area measuring 12.0875 acres) situated in the revenue estate of Village Maina, Sector-22 D, Rohtak in favour of Sh. Jaipal and Sh. Devpal in collaboration with ARJK Developers Private Limited.

Based on the above license, the request of the promoter for registration of additional area measuring 2.2 acres was placed before the Authority in its meeting held on 22.07.2026 vide Item No. 326.03(vi) wherein the Authority decided to grant

W

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

supplementary registration for the said additional area to the promoter. Revised Form A to H, REP II, revised approved layout plan and Zoning Plan, Payment Plan are annexed herewith. Following special conditions are being imposed upon the Promoter:

- I. The promoter shall maintain same 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 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

2

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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.
- 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. That following plots coming to the share of landowner/licensee namely Sh. Jaipal and Sh. Devpal cannot be put to sale by the promoter and can be sold by the landowners/licensees:
- h*

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Sr. No.	Category	Plots No.	Total No. of Plots	Area of each Plot (in Sq. Mtrs.)	Total Area of Plot (in Sq. Mtrs.)
1.	N	227 to 232	6	175.328	1051.968
2.	P	233 and 234	2	179.351	358.702
3.	R	240 to 242 and 247 to 249	6	157.896	947.376
4.	S	250 to 252 and 255 to 257	6	127.152	762.912
5.	T	258 to 261 and 264-265	6	124.453	746.718
6.	U	266	1	134.503	134.503
7.	V	267	1	139.701	139.701
	Total		28		4141.88

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-ROH-530-2023 dated 20.12.2023 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


Parneet S Sachdev
Chairman

**HRERA
Panchkula**

Temp Project Id : RERA-PKL-PROJ-2052-2026
Submission Date : 23-06-2026 04:11:28 PM
Applicant Type : Company
Project Type: ONGOING

Forwarding letter and Index

From

To

The Haryana Real Estate Regulatory
Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named
located at

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: _____

Signature of the Applicant
Mobile No. _____
Email ID _____



FORM REP-I
Part - A

1. Name and registered address of the company

(Annex a copy in Folder A)

ARJK DEVELOPERS
PRIVATE LIMITED

A-2/258, JANAK PURI,
NEW DELHI, WEST
DELHI, DELHI, INDIA,
110058

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.
(Annex a copy in Folder A)

CIN No.
(Annex a copy in Folder A)

9810122681 (Number
Shared by Promoter in
Public)

kdsharma681@gmail.com

XXXX895M

U70100DL2021PTC379987

2. Managing Director/HOD/CEO:



Name : ANIRUDH SHARMA

Residential Address : A-2259 Janakpur Near Mata Channan Devi
Hospital Janakpuri B-1 S.O West Delhi Delhi-110058

Phone (landline)

Phone (Mobile) 7838909991 (Number Shared by Promoter in Public)

Email ID anirudhsharma.irw@gmail.com

PAN No. XXXX752E
(Annex a copy in Folder A)

3. Director 1:



Name : ANIRUDH SHARMA

Residential Address : A-2259 Janakpur Near Mata Channan Devi
Hospital Janakpuri B-1 S.O West Delhi Delhi-110058

Phone (landline)

Phone (Mobile) 7838909991 (Number Shared by Promoter in Public)

Email ID anirudhsharma.irw@gmail.com

PAN No. XXXX752E
(Annex a copy in Folder A)

4. Director 2:

Name : KULDEEP SHARMA

Residential Address : A-2259 Janakpur Near Mata Channan Devi
Hospital Janakpuri B-1 S.O West Delhi Delhi-110058





Phone (landline)

Phone (Mobile) **9910110220** (Number Shared by Promoter in Public)

Email ID **anirudhsharma.irw@gmail.com**

PAN No. **XXXX462M**

(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : **KESHAV DUTT SHARMA**

Residential Address : **A-2259 Janakpur Near Mata Channan Devi
Hospital Janakpuri B-1 S.O West Delhi Delhi-110058**

Phone (landline)

Phone (Mobile) **9810122681** (Number Shared by Promoter in Public)

Email ID **kdsharma681@gmail.com**

PAN No. **XXXX787Q**

(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 _____



FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project	ASHA GREEN
2. Address of the site of the project (Annex a copy in Folder A)	MAINA, SECTOR- 22D
Tehsil	ROHTAK
District	ROHTAK
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9810122681 (Number Shared by Promoter in Public)
Email	kdsharma@gmail.com
4. Contact person at the site office:	
Name	KD SHARMA
Phone(Landline)	
Phone(Mobile)	9810122681 (Number Shared by Promoter in Public)
Email	kdsharma@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 _____



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	1239	17-06-2026	42000	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.

Signature of the Applicant
Mobile no. _____
Email ID _____



FORM REP-I
Part - B

Information relating to the project land and license:

1. Land area of the project	14.28750 (Acre)
2. Permissible FAR	100
3. FAR proposed to be utilized in the project	100
4. Total licensed area, if the land area of the present project is a part thereof	14.28750 (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)	108 of 2023 dated 17/5/2023 109 of 2025 dated 02/07/2025
6. Is the applicant owner-licensee of the land for which the registration is being sought.	No
Licensee 1:	Name SH. JAIPAL, SH. DEVPAL S/O SH. CHANDER SINGH Address ADDRESS VILLAGE MAYNA, TEHSIL AND DISTT. ROHTAK, HARYANA



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- AS A COLLABORATOR

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

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

BEFORE GRANT OF LICENCE

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)**

AS STATED IN NUMEROUS CLAUSES OF COLLABORATION AGREEMENT CUM JOINT DEVELOPMENT AGREEMENT CUM MEMORANDUM OF UNDERSTANDING (2358 DATED 28.06.2021) & GPA (37 DATED 28.06.2021)

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)

No

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 _____



FORM REP-I
Part - C

Project Details:

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	7582.54 Lakhs
i. Cost of the land (if included in the estimated cost)	4722.00 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1460.45 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	1400.00 Lakhs

2. The total land of the project measuring **14.2875 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	7.8566
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.29777
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.22118
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	1.42884
12	ANY OTHER	0
13	COMMERCIAL	0.48311
	Total	14.2875



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	DHUVN	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No



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	263.70	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	263.70	YET TO BE PREPARED
3	STORM WATER DRAINAGE	124.87	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	208.06	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	199.77	YET TO BE PREPARED
6	STREET LIGHTING	55.86	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	13.15	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	250.00	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
15	RWH	50.00	YET TO BE PREPARED
16	BOUNDARY WALL AND GATE	360.00	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.

01-05-2026 (date)

6. Date of approval of Building Plans

NA (date)



(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	APARTMENT/SHOPS/OTHER BUILDINGS Type P	149.959	7	1049.713	0	7	0
2	APARTMENT/SHOPS/OTHER BUILDINGS Type R	132.020	10	1320.2	0	10	0
3	APARTMENT/SHOPS/OTHER BUILDINGS Type S	106.314	8	850.512	0	8	0
4	APARTMENT/SHOPS/OTHER BUILDINGS Type T	104.058	8	832.464	0	8	0
5	APARTMENT/SHOPS/OTHER BUILDINGS Type U	112.137	1	112.137	0	1	0
6	APARTMENT/SHOPS/OTHER BUILDINGS Type V	116.807	1	116.807	0	1	0
7	PLOT Type D	123.438	6	740.628	4	2	0
8	PLOT Type E	127.387	11	1401.257	5	6	0
9	PLOT Type E	128.770	1	128.77	1	0	0
10	PLOT Type F	127.300	11	1400.3	4	7	0
11	PLOT Type F	128.630	1	128.63	0	1	0
12	PLOT Type G	108.325	52	5632.9	35	17	0
13	PLOT Type H	111.825	1	111.825	0	1	0
14	PLOT Type A	109.900	19	2088.1	2	17	0
15	PLOT Type J	143.053	7	1001.371	0	8	0
16	PLOT Type J	146.534	2	293.068	0	1	0
17	PLOT Type L	120.240	40	4809.6	0	4	0
18	PLOT Type L	121.140	5	605.7	19	21	0
19	PLOT Type M	133.600	16	2137.6	3	2	0
20	PLOT Type M	134.600	2	269.2	0	16	0
21	PLOT Type N	146.595	6	879.57	0	2	0
22	PLOT Type H	111.475	8	891.8	0	8	0
23	PLOT Type A	112.175	1	112.175	0	1	0
24	PLOT Type B	148.115	1	148.115	1	0	0
25	PLOT Type B	150.00	4	600	1	3	0
26	PLOT Type C	121.500	28	3402	8	22	0
27	PLOT Type D	121.680	6	730.08	6	0	0
	Total		263	31794.522	89	174	0

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0



(b) Time schedule of completion of already booked apartments:

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

(c) Time schedule for development of infrastructure:

Start Date	01-07-2023
Percentage completion Upto the date of application	70
Projected date of completion	16-05-2028

(d) Provide further details in the proforma REP-I Part-C-X.

YES

(e) Plan of action for completing the Project along with requisite infrastructure.

YES

(iii) Status in respect of plotted colony:-**(a)**

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	89	0

(b) Schedule for development of Infrastructure:

Start Date	01-07-2023
Percentage completion	70
Projected date of completion	16-05-2028

(c) Provide further details in the proforma REP-I Part-C-X.

YES

(d) Schedule of completing the project and handing over possession of the plots.

YES

(iv) Vehicle parkings details of the project-

a) Underground parking	0
b) Stilt parking	0
c) Covered parking	0
d) Open parking	0
e) Independent garages	0

(v) Quarterly schedule of development of whole/remaining part of the project:**(a) 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



(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Roads & Pavements	155.40
Water Supply System	199.80
Sewerage treatment & garbage disposal	151.20
Electricity Supply System	87.50
Storm Water Drainage	105.0
Parks and Playgrounds	5.5
Clubhouse/community centres	0.0
Shopping area	0
Other	0
Boundary wall and Gate	252.0
RWH	35.00



Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	27.075		0	27.075
Water Supply System	21.30		21.30	21.30
Sewerage treatment & garbage disposal	12.14		12.14	12.14
Electricity Supply System	50.73		50.73	50.73
Storm Water Drainage	0		0	9.88
Parks and Playgrounds	3.825		0	3.825
Clubhouse/community centres	0		0	0
Shopping area	0		0	0
Other	0		0	0
Boundary wall	36.00		0	36.00
Street Light			16.18	16.18

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	27.075	27.075	0	27.075
Water Supply System	21.30	0	0	0
Sewerage treatment & garbage disposal	12.14	12.14	0	0
Electricity Supply System	50.73	0	50.73	0
Storm Water Drainage	9.88	0	0	0
Parks and Playgrounds	3.825	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0
RWH		15.00		
Boundary wall	36.00			

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 _____



FORM REP-I**Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	0	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	0 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	0 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	0 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	0 Lakhs	
vii. Amount invested in the project upto the date of application	0 Lakhs	
Land cost (If any)	0 Lakhs	
Apartments	0 Lakhs	
Infrastructure	0 Lakhs	
EDC/ Taxes Etc.	0 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	0 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	0 Lakhs	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	



2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	0	0
II. WATER SUPPLY SYSTEM	0	0
III. STORM WATER DRAINAGE	0	0
IV. ELECTRICITY SUPPLY SYSTEM	0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	0	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	0	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

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 _____



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.	Yes
3. Bank account to which the deposits received from apartment buyers will be credited	
Bank and Branch address	HDFC BANK LIMITED , SECTOR 30, GURUGRAM
Bank Account number	50200083464074
IFSC code	HDFC0003994
MICR code	110240380
Branch code	3994
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)	Kuldeep Sharma and Anirudh Sharma, A-2/258, Janakpuri, New Delhi-110058
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)	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.

Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____



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



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	No
VIII. PARKING PLAN	No



3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. REVISED LAYOUT PLAN	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.

Signature _____
Seal _____
Date _____



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)

AS per rera act

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 _____



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 _____



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	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA



SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
4 . BED ROOMS		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
6 . KITCHEN		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA



7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	8 . SIT-OUTS	
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

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 _____



List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	23-06-2026	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	23-06-2026	View Document
3	DEMARICATION PLAN	23-06-2026	View Document
4	ZONING PLAN	23-06-2026	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	23-06-2026	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	23-06-2026	View Document
7	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	23-06-2026	View Document
8	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	23-06-2026	View Document
9	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	23-06-2026	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.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____



Affidavit		Indian-Non Judicial Stamp Haryana Government		Date : 23/05/2026
Certificate No.	GOW2026F3754		Stamp Duty Paid : ₹ 101	
GRN No.	153827044		Penalty : ₹ 0	
Deponent				
Name :	Arjk Developers Pvt Ltd			
H.No/Floor :	A2/258	Sector/Ward :	0	
City/Village :	Janakpuri	District :	New delhi	
Phone :	83*****52	Landmark :	Janakpuri	
		State :	Delhi	
Purpose : For Undertaking to be submitted at Rera panchkula haryana				

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

This document has been registered
at Sr. No.....Book No.....

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 Mr. Dhan Singh Rawat authorized signatory of M/s ARJK DEVELOPERS PVT. LTD for development of DDJAY plotted colony over area measuring 14.2875 acres situated in village Maina, sector -22 D, Rohtak, Haryana.

I Dhan Singh Rawat authorized signatory of the company do hereby solemnly declare, undertake and state as under:

1. That ARJK Developers Pvt Ltd has a legal title to the land on which the development of the project is proposed by registered collaboration cum joint development agreement cum memorandum number 2358 dated 28.06.2021.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/promoter] is 16.05.2028.
4. That seventy percent of the amounts realised by [me/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 [me/ the promoter] in proportion to the percentage of completion of the project.



6. That the amounts from the separate account shall be withdrawn [me/ 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 amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/ 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.



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 on this day of .



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA



1. KANAL WATER COURSE
CONSTRUCTION OBTAINED FOR CLAYEST CONSTRUCTION

2. 17.75M

3. 17.75M

4. 17.75M

5. 17.75M

6. 17.75M

7. 17.75M

8. 17.75M

9. 17.75M

10. 17.75M

11. 17.75M

12. 17.75M

13. 17.75M

14. 17.75M

15. 17.75M

16. 17.75M

17. 17.75M

18. 17.75M

19. 17.75M

20. 17.75M

21. 17.75M

22. 17.75M

23. 17.75M

24. 17.75M

25. 17.75M

26. 17.75M

27. 17.75M

28. 17.75M

29. 17.75M

30. 17.75M

31. 17.75M

32. 17.75M

33. 17.75M

34. 17.75M

35. 17.75M

36. 17.75M

37. 17.75M

38. 17.75M

39. 17.75M

40. 17.75M

41. 17.75M

42. 17.75M

43. 17.75M

44. 17.75M

45. 17.75M

46. 17.75M

47. 17.75M

48. 17.75M

49. 17.75M

50. 17.75M

51. 17.75M

52. 17.75M

53. 17.75M

54. 17.75M

55. 17.75M

56. 17.75M

57. 17.75M

58. 17.75M

59. 17.75M

60. 17.75M

61. 17.75M

62. 17.75M

63. 17.75M

64. 17.75M

65. 17.75M

66. 17.75M

67. 17.75M

68. 17.75M

69. 17.75M

70. 17.75M

71. 17.75M

72. 17.75M

73. 17.75M

74. 17.75M

75. 17.75M

76. 17.75M

77. 17.75M

78. 17.75M

79. 17.75M

80. 17.75M

81. 17.75M

82. 17.75M

83. 17.75M

84. 17.75M

85. 17.75M

86. 17.75M

87. 17.75M

88. 17.75M

89. 17.75M

90. 17.75M

91. 17.75M

92. 17.75M

93. 17.75M

94. 17.75M

95. 17.75M

96. 17.75M

97. 17.75M

98. 17.75M

99. 17.75M

100. 17.75M

101. 17.75M

102. 17.75M

103. 17.75M

104. 17.75M

105. 17.75M

106. 17.75M

107. 17.75M

108. 17.75M

109. 17.75M

110. 17.75M

111. 17.75M

112. 17.75M

113. 17.75M

114. 17.75M

115. 17.75M

116. 17.75M

117. 17.75M

118. 17.75M

119. 17.75M

120. 17.75M

121. 17.75M

122. 17.75M

123. 17.75M

124. 17.75M

125. 17.75M

126. 17.75M

127. 17.75M

128. 17.75M

129. 17.75M

130. 17.75M

131. 17.75M

132. 17.75M

133. 17.75M

134. 17.75M

135. 17.75M

136. 17.75M

137. 17.75M

138. 17.75M

139. 17.75M

140. 17.75M

141. 17.75M

142. 17.75M

143. 17.75M

144. 17.75M

145. 17.75M

146. 17.75M

147. 17.75M

148. 17.75M

149. 17.75M

150. 17.75M

151. 17.75M

152. 17.75M

153. 17.75M

154. 17.75M

155. 17.75M

156. 17.75M

157. 17.75M

158. 17.75M

159. 17.75M

160. 17.75M

161. 17.75M

162. 17.75M

163. 17.75M

164. 17.75M

165. 17.75M

166. 17.75M

167. 17.75M

168. 17.75M

169. 17.75M

170. 17.75M

171. 17.75M

172. 17.75M

173. 17.75M

174. 17.75M

175. 17.75M

176. 17.75M

177. 17.75M

178. 17.75M

179. 17.75M

180. 17.75M

181. 17.75M

182. 17.75M

183. 17.75M

184. 17.75M

185. 17.75M

186. 17.75M

187. 17.75M

188. 17.75M

189. 17.75M

190. 17.75M

191. 17.75M

192. 17.75M

193. 17.75M

194. 17.75M

195. 17.75M

196. 17.75M

197. 17.75M

198. 17.75M

199. 17.75M

200. 17.75M

201. 17.75M

202. 17.75M

203. 17.75M

204. 17.75M

205. 17.75M

206. 17.75M

207. 17.75M

208. 17.75M

209. 17.75M

210. 17.75M

211. 17.75M

212. 17.75M

213. 17.75M

214. 17.75M

215. 17.75M

216. 17.75M

217. 17.75M

218. 17.75M

219. 17.75M

220. 17.75M

221. 17.75M

222. 17.75M

223. 17.75M

224. 17.75M

225. 17.75M

226. 17.75M

227. 17.75M

228. 17.75M

229. 17.75M

230. 17.75M

231. 17.75M

232. 17.75M

233. 17.75M

234. 17.75M

235. 17.75M

236. 17.75M

237. 17.75M

238. 17.75M

239. 17.75M

240. 17.75M

241. 17.75M

242. 17.75M

243. 17.75M

244. 17.75M

245. 17.75M

246. 17.75M

247. 17.75M

248. 17.75M

249. 17.75M

250. 17.75M

251. 17.75M

252. 17.75M

253. 17.75M

254. 17.75M

255. 17.75M

256. 17.75M

257. 17.75M

258. 17.75M

259. 17.75M

260. 17.75M

261. 17.75M

262. 17.75M

263. 17.75M

264. 17.75M

265. 17.75M

266. 17.75M

267. 17.75M

268. 17.75M

269. 17.75M

270. 17.75M

271. 17.75M

272. 17.75M

273. 17.75M

Payment Plan

PROJECT NAME :- ASHA GREEN

**DEVELOPED BY ARJK DEVELOPERS PVT. LTD. SECTOR-22D, Maina, Rohtak,
HARYANA**

Sr. No.	PAYMENT STAGE	AMOUNT (% OF SALE PRICE)
1	AT THE TIME OF BOOKING	10%
2	UPON EXECUTION OF BUILDER BUYER AGREEMENT IN 30 DAYS	BBA WILL GET ISSUED
3	UPON START OF EARTH FILLING WORK	10%
4	UPON START OF SEWERAGE WORKS	10%
5	UPON START OF STORM WATER LINE	10%
6	UPON START OF LYING OF WATER SUPPLY LINE	10%
7	UPON START OF INTERNAL ROAD WORKS	20%
8	UPON START OF LANDSCAPE WORKS	10%
9	UPON START OF ELECTRIFICATION WORKS	10%
10	ON RECEIVING OF COMPLETION CERTIFICATE OR OFFER OF POSSESSION	10%

Note: Charges at the of Possession (Other then Sale Price)

- Sewer charges. 20000/-
- Electricity connection charges. 50000/-.
- Water connection charges. 5000/-.
- IFMS:- 250/sqyd- ONE TIME.
- SALE DEED / DEED REGISTRATION CHARGES EXTRA AS PER GOVT. NORMS.
- All Taxes Extra Payable (If Any Applicable).



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

1. Name and location of the project

ASHA GREEN, Maina,
Sector-22D

2. Particulars of the project in brief:

i. Total area of the project

12.087

ii. Total number of apartments

0

iii. Total number of plots

226

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments

0

(b) Plots

89

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)	6175.00	6175.00	1988.21
Cost of the apartments	0	0	0
Cost of the infrastructure	1253.00	1253.00	1017.82
Others costs	1200.00	1200.00	970.39

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

3437.3045 Lakhs

6. Remaining amount of sale price money to be collected from the current allottees of the

1412.039 Lakhs



apartments.

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

No

(If yes-give Annex details in folder G)

10. Initial date of completion of the project.

16-05-2028

11. Likely date of completion of the project.

16-05-2028

