



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-SNP-262-2021 dated 03.09.2021

Project: "Rishika County" an Affordable Plotted Colony under DDJAY measuring 16.605 acres situated in Village Shahpur Turk, Sector- 9 & 18, Sonipat.

Promoters: Rishika Buildtech Private Limited, Unit no. 109-110, First Floor, M.G Mall, Sector-14, Sonipat-131001. CIN No. U45309HR2019PTC079338

The request of the promoter to register additional land measuring 2.625 acres adjacent to the already registered colony measuring 13.98 acres bearing Registration No. HRERA-PKL-SNP-262-2021 dated 03.09.2021 was placed before the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 01.08.2022, vide Item No. 180.28 wherein the Authority observed that since a common layout plan measuring 16.605 acres has been approved by the Department therefore, supplementary registration be granted alongwith the earlier registered area measuring 13.98 acres.

The revised layout plan along with revised proforma A to H have been uploaded on the web portal of the Authority.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Supplementary Registration shall be part and parcel of the Registration Certificate No. HRERA-PKL-SNP-262-2021 dated 03.09.2021 issued by the Authority.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1058-2022

Submission Date :

Applicant Type : Company

Project Type: NEW

Forwarding letter and Index

From

RISHIKA BUILDTech Pvt. Ltd.
Shop no 109-110, Main Road, Sector-14,
Sonepat Haryana

HRERA PANCHKULA	
Diary No.	16/60
Date	7-6-22
Signature	CTP

LA (Granha)

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

[Signature]
8/6/22

Sir,

Enclosed is an application for registration of real estate project named

.....'RISHIKA COUNTY'.....
located atSector-9, S.P.S. Sonepat.....

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	2-5	A	1-23
2	REP-I-Part-B	6	B	24-49
3	REP-I-Part-C	7-17	C	—
4	REP-I-Part-D	18	D	50-61
5	REP-I-Part-E	19-21	E	—
6	REP-I-Part-F	22	F	62-79
7	REP-I-Part-G	23-24	G	—
8	REP-I-Part-H	25-29.	H	—

Dated: 06/06/2022
[Signature]

Signature of the Applicant

Mobile No. _____

Email ID _____

Rishika Buildtech Pvt. Ltd.

[Signature]
Director / Auth Signatory
(SANJIV SARIN)

ICICI Bank

A/C PAYEE ONLY

(43) PANCHKULA, HARYANA Branch

501269

30 05 2022 VALID FOR THREE MONTHS ONLY
DATE

0 D M M Y Y Y Y

HARYANA REAL ESTATE REGULATORY AUTHORITY
ON DEMAND *****

ONE LAKH TWENTY ONE THOUSAND FIVE HUNDRED Only

OR ORDER

RUPEES

₹ 1,21,500.00

Purchaser Name: RISHIKA BUILYTECH PRIVATE LIMITED FOR VALUE RECEIVED
TL/1/6 Not Above 1,21,500.00

2526DDCENPAY
ICICI BANK LIMITED

Issuing Branch

Authorized Signatory

Authorized Signatory

⑈501269⑈ 000229000⑈ 002526⑈ 16

FORM REP-I

Part - A

1. Name and registered address of the company

RISHIKA BUILDTECH PRIVATE LIMITED

(Annex a copy in Folder A)

**SHOP NO 109/110, MG MALL,
SECTOR 14 SONEPAT, HARYANA-
131001**

Phone(Landline)

9812046557

Phone(Mobile)

9812046557 (Number Shared by Promoter in Public)

Email ID

rishikabuildtechpvtltd@gmail.com

Website

http://www.rishikabuildtech.com

Pan No.

**(Annex a copy in Folder XXXX078B
A)**

CIN No.

**(Annex a copy in Folder U45309HR2019PTC079338
A)**

2. Managing Director/HOD/CEO:

Name : **SANJIV SARIN**

Residential Address : **126 WARD NO. 8 SECTOR 14 SONIPAT
HARYANA**

Phone (landline)

Phone (Mobile) **9812046557** (Number Shared by Promoter in Public)

Email ID **rishikabuildtechpvtltd@gmail.com**

PAN No. **XXXX025P**

(Annex a copy in Folder A)



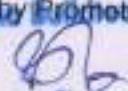
3. Director 1:

Name : **NIMIT GOYAL**

Residential Address : **HOUSE NO 411 SECTOR 15 SONIPAT,
HARYANA-131001**

Phone (landline)

Phone (Mobile) **9812046557** (Number Shared by Promoter in Public)


Director / Auth Signatory



Email ID rishikabuildtechpvtltd@gmail.com

PAN No. **XXXX721A**
(Annex a copy in Folder A)

4. Authorised representative
for correspondance with
Authority;

Name : **SANJIV SARIN**

Residential Address : **126 WARD NO. 8 SECTOR 14 SONIPAT
HARYANA**

Phone (landline)

Phone (Mobile) **9812046557** (Number Shared by Promoter in
Public)

Email ID rishikabuildtechpvtltd@gmail.com

PAN No. **XXXX025P**
(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 _____

Rishika Buildtech Pvt. Ltd.


Director / Auth Signatory

FORM REP-I

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

1. Name of the project		RISHIKA COUNTY
2. Address of the site of the project (Annex a copy in Folder A)		SECTOR 9 & 18
	Tehsil	SONIPAT
	District	SONIPAT
3. Contact details of the site office of the project:		
	Phone(Landline)	
	Phone(Mobile)	9990101048 (Number Shared by Promoter in Public)
	Email	rishikabuildtechpvtltd@gmail.com
4. Contact person at the site office:		
	Name	SUMIT KAUSHIK
	Phone(Landline)	9990101048
	Phone(Mobile)	9990101048 (Number Shared by Promoter in Public)
	Email	rishikabuildtechpvtltd@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 Buildtech Pvt. Ltd.


 Director / Auth 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:

Plotted Area =	$2.52 \text{ Acres} \times 4046.85 \times \text{Rs. } 10/-$	=	1,01,984-00
Comm. Area =	$0.105 \text{ Acres} \times 4046.85 \times \text{Rs. } 30/- \times 1.5$	=	19,122/-
			<u>1,21,106/-</u>

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	0	07-05-2022	1,21,500/-	ONLINE FEE SHALL BE DEPOSITED. Demand Draft No. 501269 Dated - 30-5-2022.	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 _____

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

FORM REP-I

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

- | | |
|---|---|
| 1. Land area of the project | 2.625 (Acre) |
| 2. Permissible FAR | 1.0 |
| 3. FAR proposed to be utilized in the project | 1.0 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 2.625 (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. 38
OF 2022 DATED
12.04.2022
(VALID UPTO
11.04.2027) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | 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

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

FORM REP-I


Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	898.53 Lakhs
i. Cost of the land (if included in the estimated cost)	589.91 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	105.00 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	203.62 Lakhs

2. The total land of the project measuring **2.625 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	1.835
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0.101
4	PAVEMENTS	0.407
5	PARKS AND PLAYGROUNDS	0
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0

Rishika Buildtech Pvt. Ltd.


 Director / Auth Signatory 7/30

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	0.270
12	ANY OTHER	0
13	COMMERCIAL	0.012
	Total	2.625

Rishika Buildtech Pvt. Ltd.


Director / Auth Signatory

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


Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

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	28.35	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	10.50	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	10.50	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	26.25	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	10.50	AS PER PROJECT REPORT
6	STREET LIGHTING	6.30	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	12.60	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 Buildtech Pvt. Ltd.


Director / Auth Signatory

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.

31-01-2022 (date)

6. Date of approval of Building Plans

NA (date)

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

7. New projects:

i) Likely date of starting the construction work

01-06-2022

ii) Likely date of completing the project

11-04-2027

iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
7425.97	56
48.562	1

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 Buildtech Pvt. Ltd.


 Director / Auth Signatory

(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 Buildtech Pvt. Ltd.


Director / Auth Signatory

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

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

Rishiko Buildtech Pvt. Ltd.



Director / Auth Signatory

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		1.42	1.42	1.42
Water Supply System		0.53	0.53	0.53
Sewerage treatment & garbage disposal		0.53	0.53	0.53
Electricity Supply System		1.31	1.31	1.31
Storm Water Drainage		0.53	0.53	0.53
Parks and Playgrounds		0.63	0.63	0.63
Clubhouse/community centres		0	0	0
Shopping area		0	0	0
Other		0.32	0.32	0.32

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.42	1.42	1.42	1.42
Water Supply System	0.53	0.53	0.53	0.53
Sewerage treatment & garbage disposal	0.53	0.53	0.53	0.53
Electricity Supply System	1.31	1.31	1.31	1.31
Storm Water Drainage	0.53	0.53	0.53	0.53
Parks and Playgrounds	0.63	0.63	0.63	0.63
Clubhouse/community centres	0	0.32	0.32	0
Shopping area	0	0	0	0
Other	0.32	0	0	0.32

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.42	1.42	1.42	1.42

15/30
 Director / Auth Signatory
 Kanika Buildtech Pvt. Ltd.

Water Supply System	0.53	0.53	0.53	0.53
Sewerage treatment & garbage disposal	0.53	0.53	0.53	0.53
Electricity Supply System	1.31	1.31	1.31	1.31
Storm Water Drainage	0.53	0.53	0.53	0.53
Parks and Playgrounds	0.63	0.63	0.63	0.63
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0.32	0.32	0.32	0.32

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.42	1.42	1.42	1.42
Water Supply System	0.53	0.53	0.53	0.53
Sewerage treatment & garbage disposal	0.53	0.53	0.53	0.53
Electricity Supply System	1.31	1.31	1.31	1.31
Storm Water Drainage	0.53	0.53	0.53	0.53
Parks and Playgrounds	0.63	0.63	0.63	0.63
Clubhouse/community centres	0.32	0	0	0
Shopping area	0	0	0	0
Other	0	0.32	0.32	0.32

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.42	1.42	1.42	1.42
Water Supply System	0.53	0.53	0.53	0.53
Sewerage treatment & garbage disposal	0.53	0.53	0.53	0.53
Electricity Supply System	1.31	1.31	1.31	1.31
Storm Water Drainage	0.53	0.53	0.53	0.53
Parks and Playgrounds	0.63	0.63	0.63	0.63
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0.32	0.32	0.32	0.32

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1.42			
Water Supply System	0.53			
Sewerage treatment & garbage disposal	0.53			
Electricity Supply System	1.31			
Storm Water Drainage	0.53			
Parks and Playgrounds	0.63			
Clubhouse/community centres	0			
Shopping area	0			
Other	0.32			

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 Buildtech Pvt. Ltd.


Director / Auth Signatory

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 LIMITED,
LUTHRA HOUSE, DELHI
ROAD, SIKKA COLONY,
SONIPAT**

● Bank Account number

662305600990

● IFSC code

ICIC0006623

● MICR code

110229185

● Branch code

6623

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. Sanjiv Sarin R/o 126
WARD NO. 8 SECTOR 14
SONIPAT 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 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 _____**

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

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	No
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 Buildtech Pvt. Ltd.


Director / Auth Signatory

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

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 38 OF 2022	ALREADY BEEN OBTAINED	12-04-2022

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 _____

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

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 Draft Allotment and Agreement based on model agreement shall be considered for execution.

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 _____

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

FORM REP-I

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

1. Name and location of the project **RISHIKA COUNTY**
2. Particulars of the project in brief:
- i. Total area of the project **13.98125**
- ii. Total number of apartments **0**
- iii. Total number of plots **256**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **0**
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)	1643.78	1643.78	1643.78
Cost of the apartments	0	0	0
Cost of the infrastructure	559.25	559.25	559.25
Others costs	1084.53	1084.53	1084.53

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **0 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 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: **No**

Rishika Buildtech Pvt. Ltd.


 Director / Auth Signatory

Yes/No

(If yes-give Annex details in folder G)

10. Initial date of completion of the project.

17-06-2026

11. Likely date of completion of the project.

17-06-2026

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 _____

Rishiko Buildtech Pvt. Ltd.


Director / Auth Signatory

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 WINDOS 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 COLONY

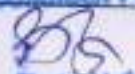
15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED COLONY
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING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

Rishika Buildtech Pvt. Ltd.


Director / Auth Signatory

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

Richiko Buildtech Pvt. Ltd.


 Director / Auth Signatory 27/30

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

Rishika Buildtech Pvt. Ltd.


 Director / Auth Signatory

8.4	FIXTURES	NOT APPLICABLE BEING 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.

Signature of the Applicant / Authorised Representative

Stamp _____ **Sishika Buildtech Pvt. Ltd.**

Date _____


Director / Auth Signatory


List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	12-05-2022	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	12-05-2022	View Document
3	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	12-05-2022	View Document
4	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	12-05-2022	View Document
5	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	12-05-2022	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 Buildtech Pvt. Ltd.**


Director / Auth Signatory



rm - 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. Sanjiv Sarin Authorized Signatory of the Promoter i.e. Rishika Buildtech Pvt. Ltd. of the proposed project namely "Rishika County" over an area measuring 2.625 Acres falling in Village Shahpur Turk, Sector-9 & 18, Sonipat, Haryana.

I, Sanjiv Sarin 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 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 17.06.2026.
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 by 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 has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Rishika Buildtech Pvt. Ltd.


Director / Auth Signatory

Mob No -
9896083970

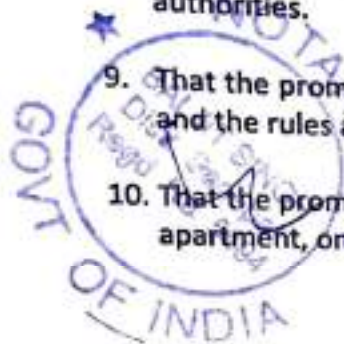
496 107 18/07/22
No. 496 107 18/07/22
Name Sanjay K. Sathya Rani Musthi
E/O Sacha
Vendor

✓
EMBA
Stamp Vendor, Sathya

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, on any grounds.



Rishika Buildtech Pvt. Ltd.

Deponent
Director / Auth Signatory

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 _____ 2022.

Rishika Buildtech Pvt. Ltd.

Deponent
Director / Auth Signatory

ATTESTED
NOTARY
Distt. Bangalore
18/5/2022

AREA STATEMENT FOR THE PROPOSED TOWNSHIP										
SR. NO.	FROM	TO	SIZE			AREA SQ.M.	AREA SQ. YARD	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.	TOTAL AREA ACRES
			W	X	L					
1	1	-				113.813	136.120	1	113.813	
2	2	-				115.999	138.735	1	115.999	
3	3	8	6.710	x	18.600	124.806	149.268	6	748.836	
4	9	14	6.405	x	18.600	119.133	142.483	6	714.798	
5	15	16	6.413	x	18.600	119.282	142.661	2	238.564	
6	17	22	6.405	x	18.600	119.133	142.483	6	714.798	
7	23	31	6.710	x	18.600	124.806	149.268	9	1123.254	
8	32	-				102.546	122.645	1	102.546	
9	33	40	6.230	x	18.500	115.255	137.845	8	922.040	
10	41	47	6.411	x	19.500	125.015	149.517	7	875.102	
11	48	-				107.848	128.986	1	107.848	
12	49	-				105.768	126.499	1	105.768	
13	50	-				103.680	124.001	1	103.680	
14	51	-				100.239	119.886	1	100.239	
15	52	-	6.522	x	18.600	121.309	145.086	1	121.309	
16	53	63	6.519	x	18.600	121.253	145.019	11	1333.787	
17	64	83	6.143	x	18.000	110.574	132.247	20	2211.480	
18	84	98	6.343	x	18.000	114.174	136.552	15	1712.610	
19	99	109	6.519	x	18.600	121.253	145.019	11	1333.787	
20	110	-	6.522	x	18.600	121.309	145.086	1	121.309	
21	111	211	6.900	x	18.600	128.340	153.495	101	12962.340	
22	212	214	7.747	x	18.600	144.094	172.337	3	432.283	
23	215	-				129.336	154.686	1	129.336	
24	216	223	6.100	x	17.000	103.700	124.025	8	829.600	
25	224	226	5.850	x	18.300	107.055	128.038	3	321.165	
26	227	-				106.175	126.985	1	106.175	
27	228	-				137.698	164.687	1	137.698	
28	229	-				144.588	173.406	1	144.588	
29	230	-				132.472	158.437	1	132.472	
30	231	-				119.957	143.469	1	119.957	
31	232	-				107.441	128.499	1	107.441	
32	233	254	6.180	x	13.810	85.383	102.118	22	1878.423	
33	255	-	6.068	x	13.810	83.835	100.267	1	83.835	
34	256	259	6.280	x	13.810	86.764	103.770	4	347.058	
35	260	274	6.343	x	18.000	114.174	136.552	15	1712.610	
36	275	-				102.374	122.439	1	102.374	
37	276	-				121.353	145.138	1	121.353	
38	277	-				113.249	135.446	1	113.249	
39	278	-				125.919	150.599	1	125.919	
40	279	-				138.588	165.751	1	138.588	
41	280	-				144.928	173.334	1	144.928	
42	281	-	6.741	x	21.500	144.932	173.338	1	144.932	
43	282	-				144.530	172.858	1	144.530	
44	283	310	7.000	x	20.000	140.000	167.440	28	3920.000	
45	311	-				138.672	166.091	1	138.672	
46	312	-				127.477	152.462	1	127.477	
TOTAL									SQ MT	37589.170
TOTAL NO. OF PLOTS =									ACRES	9.28850

LEGENDS

- ALREADY LICENSED GRANTED PLOT BOUNDARY = 13.98215 ACRES
- ADDITIONAL LAND APPLIED FOR LICENSE PLOT BOUNDARY = 2.625 ACRES
- OTHER'S LAND
- GREEN AREA
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- MILK BOOTH(M.B.) = 27.50 SQ.M.
- ELECTRICAL TRANSFORMER (E.T.) = 4 SQ.M.
- PLOT
- FROZEN PLOT
- MORTGAGE PLOT
- REVISED AREA
- PLOTS TO BE MORTGAGED

AREA STATEMENT FOR THE MORTGAGED PLOTS IN TOWNSHIP										
SR. NO.	FROM	TO	SIZE			AREA SQ.M.	AREA SQ. YARD	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.	TOTAL AREA ACRES
			W	X	L					
1	137	149	6.900	x	18.600	128.340	153.495	13	1668.420	
2	163	177	6.900	x	18.600	128.340	153.495	15	1925.100	
3	189	203	6.900	x	18.600	128.340	153.495	15	1925.100	
4	238	246	6.180	x	13.810	85.383	102.118	9	768.446	
TOTAL									SQ MT	6287.066
TOTAL NO. OF PLOTS =									ACRES	1.55357

AREA STATEMENT FOR THE PROPOSED FROZEN PLOTS IN TOWNSHIP										
SR. NO.	FROM	TO	SIZE			AREA SQ.M.	AREA SQ. YARD	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.	TOTAL AREA ACRES
			W	X	L					
1	9	14	6.405	x	18.600	119.133	142.483	6	714.798	
2	15	16	6.413	x	18.600	119.282	142.661	2	238.564	
3	17	22	6.405	x	18.600	119.133	142.483	6	714.798	
4	23	31	6.710	x	18.600	124.806	149.268	9	1123.254	
5	41	47	6.411	x	19.500	125.015	149.517	7	875.102	
6	52	-	6.522	x	18.600	121.309	145.086	1	121.309	
7	53	63	6.519	x	18.600	121.253	145.019	11	1333.787	
8	64	72	6.143	x	18.000	110.574	132.247	9	995.166	
9	77	98	6.143	x	18.000	110.574	132.247	22	2432.628	
10	99	101	6.519	x	18.600	121.253	145.019	3	363.760	
11	111	126	6.900	x	18.600	128.340	153.495	16	2053.440	
12	137	152	6.900	x	18.600	128.340	153.495	16	2053.440	
13	163	177	6.900	x	18.600	128.340	153.495	15	1925.100	
14	189	203	6.900	x	18.600	128.340	153.495	15	1925.100	
15	215	-				129.336	154.686	1	129.336	
16	216	223	6.100	x	17.000	103.700	124.025	8	829.600	
17	233	246	6.180	x	13.810	85.383	102.118	14	1195.360	
TOTAL									SQ MT	19024.542
TOTAL NO. OF PLOTS =									ACRES	4.70107

RESIDENTIAL REVISED AREA DETAIL			
POCKET	SIZE		AREA (IN SQ.M.)
	X	Y	
1	AS PER SITE		122.226
2	AS PER SITE		833.099
3	231.000 X 18.000		4158.000
4	13.816 X 90.800		1254.493
5	AS PER SITE		642.558
6	AS PER SITE		1512.097
7	AS PER SITE		4203.008
8	37.200 X 89.700		3336.840
9	37.200 X 89.700		3336.840
10	37.200 X 89.700		3336.840
11	37.200 X 78.231		2910.193
12	AS PER SITE		3540.226
13	AS PER SITE		2796.115
14	AS PER SITE		1899.703
TOTAL RESIDENTIAL REVISED AREA			33882.238

COMMERCIAL REVISED AREA DETAIL			
POCKET	SIZE		AREA (IN SQ.M.)
	X	Y	
C1	AS PER SITE		2229.411
TOTAL COMMERCIAL REVISED AREA			2229.411

SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	16.60625	67203.003		16.60625	67203.003	
AREA UNDER 45 M WIDE SECTOR ROAD				0.15480	626.466	
50 % OF SECTOR ROAD				0.07740	313.233	
NET PLANNED AREA	16.52885	66889.770		16.52885	66889.770	
OPEN AREA UNDER GREEN/PARK	1.24547	5040.225	7.500	1.27750	5169.842	7.693
COMMUNITY FACILITIES	1.66062	6720.300	10.000	1.66091	6721.861	10.002
COMMERCIAL AREA	0.66115	2675.591	4.000	0.55090	2229.411	3.333
AREA UNDER PLOTS	10.08260	40802.760	61.000	9.28850	37589.170	56.196
TOTAL PERMISSIBLE SALEABLE AREA	10.74375	43478.350	65.000	9.83940	39818.581	59.529

DENSITY						
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).					
TOTAL DENSITY	NUMBER OF PLOTS	X	18	/	NET PLANNED AREA IN ACRES	
		312	X	18	/	16.52885
					=	339.770

GREEN AREA PROPOSED		
G1	=	90.726 SQ.M.
G2	=	222.564 SQ.M.
G3	=	2437.372 SQ.M.
G4	=	743.558 SQ.M.
G5	=	1675.622 SQ.M.
TOTAL	=	5169.842 SQ.M.
		1.27750 ACRES

Job Title -
LAYOUT PLAN OF ADDITIONAL AREA MEASURING 2.625 ACRES AND REVISION IN EXISTING LAYOUT PLAN BEARING LICENSE NO. 28 OF 2021 DATED 18-06-2021 THERE BY MAKING TOTAL SITE AREA 16.60625 ACRES FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 AT VILLAGE SHAHPUR TURK, TEHSIL SONENPAT, DISTT. SONENPAT, HARYANA TO BE DEVELOPED BY M/S RISHIKA BUILDTech PVT. LTD.

R RITAM DESIGN
ARCHITECT & PLANNING

ARCHITECT:
APPLICANT: For RISHIKA BUILDTech PVT. LTD.
Director/Auth.Sing.

DATE: 19-01-2022
SCALE: 1: 1000
DRAWN BY: KARAN

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

- To be read with Licence No. _____ of 2022 Dated _____
- That this Revised and Additional Layout plan for total site area measuring 16.60625 acres (Drawing No. DTCP-814/ dated 21-01-2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Rishika Buildtech, Pvt. Ltd. in revenue estate of Village - Shahpur Turk, sector-9 & 18, Sonapat, is hereby approved subject to the following conditions:-
1. That this Revised and Additional Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. 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.
 3. 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.
 4. 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.
 5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. 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.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. 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.
 9. 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.
 10. 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.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. 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 313(a)(iii) of the Act No.8 of 1975.
 13. 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.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 17. 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.
 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/G/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ATP (HQ)) (DTP (HQ)) (STP (HQ)) (CTP(HR)) (DTP (HR))

(DINESH KUMAR) SD (HQ) (SATYA PAL) JD (HQ)