



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.01.2026.

Item No. 309.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** Rishika Green Global LLP.

Project: "Rishika Sidhartha Hansraj County" an affordable residential plotted colony under DDJAY being developed over an additional area measuring 5.45 acres (in addition to License 216 of 2023 dated 23.10.2023 for an area measuring 9.75625 acres) situated in the revenue estate of Village Sunari Kalan, Sector 22, Rohtak.

Temp ID: RERA-PKL-1855-2025.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for supplementary registration of the project namely; "Rishika Sidhartha Hansraj County" bearing License No. 33 of 2025 dated 21.03.2025 valid up to 20.03.2030 for an additional area measuring 5.45 acres has been granted by Town and Country Planning Department, Haryana in favour of Rishika Green Global LLP. This license has been granted in addition to License No. 216 of 2023 dated 23.10.2023 for an area measuring 9.75625 acres which has been registered by the Authority vide registration No. HRERA-PKL-ROH-563-2024 dated 22.03.2024 valid upto 22.10.2028.

2. The application was examined and following observations were conveyed to the promoter on 15.12.2025:

- i. Copy of PAN card at page 34 is not legible.



- ii. REP-II is neither legible nor the date of completion of the project has been mentioned.
- iii. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- iv. Legible copy of ownership documents of the proposed project be submitted.
- v. Whether the entry of license no. 33 of 2025 has been made in revenue record.
- vi. Allotted plots as on date be shown on the revised plan.
- vii. Since the license has been granted in addition to the existing license, consent of 2/3rd allottees be submitted.
- viii. A manually filled A to H for complete area measuring 15.20625 acres be submitted.
- ix. Authority in favour of one of the partners of LLP to execute sale/conveyance deeds has not been submitted.
- x. An affidavit be submitted that there is no LLP agreement except the one submitted with application.
- xi. Status of compliance of conditions regarding service plan estimates, NOC for environment and RERA Bank Account details in the earlier registered project be submitted. QPRs have also not been filed therein.
- xii. Form REP-II is not in original.
- xiii. Details of investment made while framing LLP is not disclosed.
- xiv. Paid up capital of LLP is only 1.0 Lakhs.
- xv. No default certificate is not in order.
- xvi. Net worth certificates are not filed in original
- xvii. Status of completion of earlier project be submitted.
- xviii. The changes (if any) in the existing layout plan (due to the grant of additional license) be marked on the revised layout plan.
- xix. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.

3. The promoter vide replies dated 02.01.2026 and 07.01.2026 has complied with the observations mentioned above.

4. After consideration, the Authority finds the project fit for grant of supplementary registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.



- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates for total area measuring 15.206 acres to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.380 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- ix. Sh. Sumit Kaushik (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

5. The following documents be uploaded by the office on the web portal along with the supplementary registration: -

- a. Form A to H.
- b. Form Rep II.
- c. Revised Layout Plan.

6. Supplementary registration certificate be issued and Temp Id 1855-2025 be disposed of.



True copy

[Signature]
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP

Kakul
12/1/26

CA (Kakul)

[Signature]
12/1/26