



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.06.2025.

Item No. 290.03

(iii) Promoter: Baba Jodh Developers LLP.

Project: "Royal City Barwala" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 5.66 acres situated in the revenue estate of Village Barwala, Sector – 5, Barwala, District Hisar.

Temp ID: RERA-PKL-1716-2025

Present: Sh. Sudesh Kumar Authorized signatory along with Sh. Tarun Ranga.

1. This application is for registration of the project namely; "Royal City Barwala" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 5.66 acres situated in the revenue estate of Village Barwala, Sector – 5, Barwala, District Hisar. License No. 20 of 2025 dated 17.02.2025 valid up to 16.02.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Divyam Chugh, Sh. Kunal Chugh, Sh. Manoj Kumar, Sh. Harish Kumar, Sh. Harjit Kumar, Sh. Madan Lal, Sh. Sunil Kumar, Smt. Veena, Sh. Deepak, Sh. Ravinder, Smt. Lalita Rani, Sh. Milan.

2. The application was examined and following observations were conveyed to the promoter on 20.06.2025:

- i. Sale deeds of the licenced land be enclosed.
- ii. Copies of LC IV and Bilateral Agreement executed with DTCP be enclosed.
- iii. Total Land mentioned in REP I (Part C) is not in order.
- iv. Name of the persons who have signed the Layout Plan relating to the sharing of plots between the Land owner/ Licencees be mentioned.



- v. Clause 10.1 (3), 18.7 and 18.8 of the collaboration agreement are revocable.
 - vi. ITR of the Partners of the last 3 years be submitted.
 - vii. Payment Plan (schedule of payments to be received from allottees) have not been submitted.
 - viii. Cash Flow statement (to show the flow of funds) to execute the Project has not been submitted.
 - ix. No Default Certificate issued by the CA is not in order.
 - x. A certificate from the CA be submitted mentioning that the information provided in the A to II Form is as per the Books of Account/ Balance sheets of the applicant company.
3. The promoter vide reply dated 24.06.2025 has complied with all the deficiencies except deficiency mentioned at serial no. (v). As regards, deficiency mentioned at serial no. (v), representatives of the promoter were asked to comply with the same. They sought some more time to file reply.
4. After consideration, the Authority directed the promoter to submit the same by 1st July, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.



True copy


Executive Director,
HRERA, Panchkula

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

