



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 25.06.2025.

Item No. 290.03

Project Name: “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.

Name of the applicant: Baba Jodh Developers LLP

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

Temp Id: 1716-2025

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. Vecna, 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 I.C 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.



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- 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 H Form is as per the Books of Account/ Balance sheets of the applicant company.

3. The promoter vide reply dated 24.06.2025 had complied with all the deficiencies except deficiency mentioned at serial no. (v). As regards, deficiency mentioned at serial no. (v), representatives of the promoter 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.

5. The promoter vide letter dated 24.06.2025 and 27.06.2025 has complied with all the deficiencies mentioned above. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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. Promoter shall also submit a copy of 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.



III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.

IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1124 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.

V. 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.

VI. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.

VIII. Sh. Sudesh Kumar has been authorized to sign and execute Conveyance deeds on behalf of LLP.

IX. The 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.

X. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

XI. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter :-

1. Sh. Divyam Chugh, 2. Sh. Kunal Chugh, 3. Sh. Manoj Kumar, 4. Sh. Harish Kumar, 5. Sh. Harjit Kumar, 6. Sh. Madan Lal, 7. Sh. Sunil Kumar, 8. Smt. Veena, 9. Sh. Deepak, 10. Sh. Ravinder, 11. Smt. Lalita Rani, 12. Sh. Milan



Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
BLOCK A	66,68 & 69	96.00	3	1632
BLOCK B	70 to 74 & 77	140.02	6	1120.16
BLOCK C	42 to 52	115.67	11	3932.78
BLOCK D	5	145.04	1	725.20
BLOCK F	7 to 9 & 16	114.72	4	1261.92
BLOCK G	80 & 88	117.71	2	1294.81
BLOCK H	96 - 97 & 101 - 102	128.79	4	2189.43
	Total		31	12,156.3

This has been approved by the Authority through circulation on 18.07.2025.

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HIRERA, Panchkula

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

CA (Varsha)