



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.11.2025.

Item No. 304.03

(ii) **Promoter: QUBES LIFESPACES**

Project: "QUBES LIFESPACES" an affordable residential plotted colony (under- DDJAY 2016) on land measuring 18.55 acres situated in the revenue estate of Village Basti Bhiwan, Sector-02, Fatehabad

Temp ID: RERA-PKL-1810-2025

Present: Adv. Neeraj Puri on behalf of promoter

1. This application is for registration of the project namely; "QUBES LIFESPACES" bearing Licence No. 132 of 2025 dated 01.08.2025 which is valid upto 31.07.2030 granted by Town and Country Planning Department for setting up of an affordable residential plotted colony (under- DDJAY 2016) in favour of Qubes Lifespaces.
2. The application was examined and following observations were conveyed to the promoter on 03.11.2025:
 - i. Date of Completion in REP-I & REP-II does not match.
 - ii. Letter of appointment of Sh. Naman Goel shows the area of colony as 10.55 acres whereas the project area is 18.55 acres.
 - iii. Goel associates have submitted list of projects which they have executed. However offer of letters of concerned clients have not been submitted to prove its authenticity.
 - iv. Vastumandala has also not submitted detail list of projects. However offer of letters of concerned clients have not been submitted to prove its Authenticity.
 - v. Documents showing paid up capital has not been submitted.
 - vi. As per partnership deed dated 24.12.2024, there are 5 partners however profit/loss sharing statement of only 4 partners have not been submitted;(Status of Anil Goyal as a partner be submitted)



- vii. ITR of company for 2024-25 & 2025-26 is filed with zero, how does the company intend to execute the project;
- viii. Partnership deed does not have details of share of investment made by each partner to execute the project.
- ix. Source of funds for executing the project are not disclosed.
- x. The Networth Certificate issued by the CA of the partners is as under:-
- a. Rakesh Goyal : 23.67 crores;
 - b. Punit Jain: 29.41 crores;
 - c. Aryan Goyal: 57.50 Lacs;
 - d. Anil Goyal: 33.25 crores;
 - e. Kaushalya Realserve LLP: 29.79 crores;
- Details of all the Movable and Immovable Properties (verified by CA) be submitted.
3. The promoter vide reply dated 10.11.2025 has complied with all the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

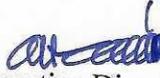
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. Promoter shall obtain prior approval of the Authority before taking any loan/ financial assistance from any Bank/ Financial Institution against the said registered project.
- 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. Sh. Puneet Jain, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- vii. 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.



- viii. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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.
4. The office should made all necessary changes required in REP I.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



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.

LA - Dhruv


24/11/25

STP on leave