



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 03.12.2025.

Item No. 306.03

(v) **Promoter:** Jindal Realty Ltd.

Project: "Aadyam" 56 floors on 14 plots measuring 4104.19 sq. mtrs. falling in the registered project namely Jindal Smart City, a residential plotted colony on land measuring 95.2625 acres situated in the revenue estate of Village Rathdhana, Sector 34, Sonipat.

Temp ID: RERA-PKL-1866 -2025.

Present: Sh. Rajesh Garg, Director of company alongwith Sh. Jyoti Sidana.

1. This application is for registration of the project namely; "Aadyam". License No. 128 of 2023 dated 16.06.2023 which was valid upto 15.06.2028 for an area measuring 95.2625 acres was granted by Town and Country Planning Department, Haryana. The same was registered by the Authority vide registration No. HRERA-PKL-SNP-499-2023 dated 25.09.2023 valid upto 15.06.2028. Now, the promoter has proposed to register 56 floors on 14 plots (no. E-158 to E-165, E-171 to E-176), total measuring 4109.19 sq. mtrs.
2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. An affidavit be submitted that Jindal Realty Limited and Jindal Reality Limited are the same entities.
- ii. Land area of the project under REP-I Part B and C is varying.
- iii. Payment plan has not been submitted.
- iv. Authority of the person to file RERA registration has not been submitted.
- v. Net worth certificates of the directors have not been submitted.
- vi. ITRs of the company and directors have not been submitted.
- vii. Projected cash inflows of the project have not been submitted.
- viii. Registration fee is deficit by Rs. 2025/-.
- ix. Form REP-II is not in order
- x. Service plan estimates with density of 18 person per plot be submitted.



- xi. Consent of 2/3rd allottees and of immediate allottees be submitted.
- xii. Plots are not marked on Layout Plan.
- xiii. Proof of payment to purchase of additional Far be submitted.
3. The promoter vide replies dated 01.12.2025 and 03.12.2025 has complied with the observations mentioned above.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- 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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
 - Promoter shall get approve the service plans/estimates from Town & Country Planning Department with density of 18 persons per plot within a period of six months & submit copy of the same to the Authority.
 - Promoter shall also submit a revised 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.
 - Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - 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.
 - The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession.
 - No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC 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 and the QR code should be affixed on the top right corner
5. The office is directed to get the necessary corrections done in REP-I Part B and H as per reply dated 01.12.2025.
6. **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.

CA-Shubham

STP


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