



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

(viii) Promoter: KUBER HOMES.

Project: “KUBER HOMES SIRSA”, an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over an area measuring 12.08125 acres bearing Licence No. 202 of 2025 dated 16.10.2025 valid upto 15.10.2030 situated in the revenue estate of Village Chattargarh, Sector 24 & 25, Sirsa.

Temp ID: RERA-PKL-1881-2025.

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; “KUBER HOMES SIRSA”, an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 12.08125 acres bearing Licence No. 202 of 2025 dated 16.10.2025 valid upto 15.10.2030 situated in the revenue estate of Village Chattargarh, Sector 24 & 25, Sirsa in favour of KUBER HOMES.

2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. Whether the entry of licence has been made in revenue record or not.
- ii. Authorization to execute conveyance deed for 2 persons submitted.
- iii. Copy of demarcation cum zoning plan is not legible.
- iv. REP-I part E needs amendment as details of demarcation and site plan are not correct.
- v. ITR of one of the partner (Anoop) of only 1 year submitted and ITR of Jatin Dhawan not submitted.
- vi. ITR and Balance Sheet of Kuber Homes not submitted.
- vii. Net Worth certificate of only 2 partners submitted.
- viii. Net Worth certificate of Kuber Homes not submitted.



- ix. Information filled in Part-G is not correct.
- x. Permission for construction of culvert not submitted.

3. The promoter vide reply dated 02.12.2025 has complied with all the above observations. 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. Anoop and Sh. Pawan (Partners in the firm) shall jointly 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. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- ix. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2831 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.
- x. 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.



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xi. The promoter shall submit ITR of Sh. Anoop for Assessment year 2023-2024 and 2025-2026 and ITR of Sh. Jatin Dhawan for Assessment year 2025-2026 within 30 days of issuance of registration.

xii. 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.

xiii. 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.

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.

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