



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 04.02.2026.

Item No. 312.03

(ii) **Promoter:** Maa Bhagwati Associates.

Project: "GOKUL DHAM" an Affordable Residential Plotted Colony over an additional area measuring 8.59375 Acre (in addition to Licence No. 204 of 2023 dated 09.10.2023) situated in the revenue estate of village Dhana, Sector-1, Hansi, Hisar, Haryana.

Temp ID: RERA-PKL-1888-2025.

Present: Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of the project namely "GOKUL DHAM" an Affordable Residential Plotted Colony (DDJAY) over an additional area measuring 8.59375 Acres (in addition to Licence No. 204 of 2023 dated 09.10.2023) situated in the revenue estate of village Dhana, Sector-1, Hansi, Hisar, Haryana bearing License No. 215 of 2025 dated 31.10.2025 which is valid upto 30.10.2030 granted by Town and Country Planning Department, Haryana in favour of Maa Bhagwati Associates.

2. The application was examined and following observations were conveyed to the promoter on 19.01.2026 :

- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. The name of earlier project registered with registration No. HRERA-PKL-HSR-581-2024 and the project applied for registration is same i.e. "Gokul Dham". Two different projects cannot have same name.
- iii. The bank Account details mentioned in REP-I PART-D of the project registered with registration No. HRERA-PKL-HSR-581-2024 and the project applied for registration is same i.e. 120002470529. Two different projects cannot have the same account no.
- iv. The details of the license mentioned in REP-I Part- E at serial no. 3 is mentioned as 210 of 2025 which needs to be rectified as the licence issued for the project is 215 of 2025.



- v. Aadhar card details and PAN card details of Mukesh Kumar Mittal, Ajay Singh Yadav and Hari Om Singh are not legible.
- vi. Cash-flow of the proposed project be submitted.
- vii. ITR's of all partners be submitted.
- viii. Net worth of all the partners certified by CA be submitted.
- ix. A brief note regarding the financial and professional technical capability of the promoter to develop the project is to be submitted.
- x. REP-II is not in order as instead of Rep-II, Form-B is written in the Affidavit.
- xi. Copy of sale deed not enclosed.
- xii. CA Certificate certifying REP-I Form is not submitted.
- xiii. The land utilization table mentioned in FORM-REP-I PART-C is not in order as the area under commercial is mentioned as 2.827 acres whereas the total commercial area should be 0.227 Acres.
- xiv. QPR's of already registered project namely "Gokul Dham" registered with registration No. HRERA-PKL-HSR-581-2024 have not been uploaded upto date.
- xv. The promoter has not complied with the special conditions mentioned in the registration certificate of the project "Gokul Dham" having registration no. HRERA-PKL-HSR-581-2024.

3. Vide reply dated 02.02.2026 and 04.02.2026, the promoter has complied with all the above observations, therefore, the Authority found the project fit for registration subject to following 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.227 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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.



- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.
- 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. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Kulbir Singh (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

4. File be consigned to record room after issuance of registration certificate. Name of the project, Land utilization table mentioned in Form REP-I PART-C, Bank Account Detail in Form REP-I PART-D, Details of the Licence mentioned in REP-I Part-E and Payment Plan to be updated online in REP I. **Disposed of.**



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.

STP

17/02

CA Shalini
Shalini
17/02/26