



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 11.02.2026.

**Item No. 313.03**

(vii) **Promoter:** RAO TEJ SINGH DEVELOPERS & BUILDERS LLP.

**Project:** "SHUBHAANGAN" (Affordable Residential Plotted Colony under DDJAY-2016 to be developed over an area measuring 8.55 acres situated in the revenue estate of village Dhamlaka, Sector-27, Rewari.

**Temp ID:** RERA-PKL- 1949-2026.

**Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "SHUBHAANGAN" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over an area measuring 8.55 acres bearing licence no. 37 of 2025 dated 24.03.2025 valid upto 23.03.2030 granted by Town and Country Planning Department, Haryana to Sh. Krishan Pal-Rahul, Vaibhav, Dheeraj-Neeraj, Uma Shankar-Kirti Pal in collaboration with Rao Tej Singh Developers & Builders LLP .

2. The application was examined and following observations were conveyed to the promoter on 04.02.2026.

- i. Mobile no. of all the partners is same, as per Form Rep-I part-A.
- ii. Payment plan submitted is not in order.
- iii. The name of the engineering firm, along with their experience supervising the said construction, has not been submitted.
- iv. Cash flow statement signed by CA needs to be submitted.
- v. Net worth certificate of all the partners needs to be submitted.
- vi. Language of CA certificate at CP-97 is not in order and CA has prepared this for Haryana State Pollution Control Board.
- vii. Language of CA certificate at CP-98 is not in order.



- viii. As per the collaboration agreement the commercial area of 0.339 acres belong to the land owners. As per the Joint undertaking, the commercial area belongs to the Developer and as per the Gist provided by the promoter, the commercial area belongs to the land owners. The above position needs to be clarified.
3. The promoter vide reply dated 10.02.2026 and 11.02.2026 has complied with all the above observations. 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 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 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.
  - v. 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.
  - vi. 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.
  - vii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
  - viii. 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.
  - ix. 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.



- x. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. That as per the joint undertaking between landowner and developer, the commercial area of .339 acres shall be allocated to the landowners, after approval of Building Plans/ SCO Plans etc. from the DTCP, Haryana. However, the Developer shall be liable to complete all the development works of the Commercial pocket in terms of the Collaboration Agreement. Further the developer shall intimate to the RERA Authority for allocation of the 100% commercial plots to the Landowners.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm.)
1. Sh. Krishan Pal S/o Sh. Jaswant Singh	Type- A	8	140	1	140
	Type- B	13	142.456	1	142.456
2. Sh. Kirtipal Yadav S/o Sh. Krishan Pal	Type- B	21 to 25	140	5	700
	Type- B	26	142.820	1	142.820
3. Sh. Uma Shankar S/o Sh. Krishan Pal	Type-C	27	136.393	1	136.393
	Type- C	28 to 32	133.700	5	668.50
4. Sh. Vaibhav S/o Sh. Praveen Kumar	Type- C	33-34	143.250	2	286.50
	Type-C	35-39	133.700	5	668.50
5. Sh. Dheeraj S/o Sh. Balraj Singh	Type-C	40	<b>136.393</b>	1	<b>136.393</b>
6. Sh. Neeraj S/o Sh. Balraj Singh	Type- D	41	<b>104.835</b>	1	<b>104.835</b>
	Type- D	44	107.374	1	107.374
7. Sh. Rahul S/o Sh. Mahabir Singh	Type-E	49	119.236	1	119.236
	Type-E	50	121.146	1	121.146
	Type-E	51	123.055	1	123.055
	Type-E	52	124.965	1	124.965
	Type-E	53	126.874	1	126.874
	Type-E	54	<b>128.784</b>	1	<b>128.784</b>
	Type-E	55	<b>130.693</b>	1	<b>130.693</b>
Type-E	56	<b>101.762</b>	1	<b>101.762</b>	



Type- F	57	118.221	1	118.221
Type- F	58 to 64	122.500	7	857.50
Type- F	66-67	131.250	2	262.50
Type- F	68 to 75	122.500	8	980
Type- F	76	131.250	1	131.250
Type- G	77	146.221	1	146.221
Type- G	78 to 80	122.500	3	367.50
Type- G	84 to 87	122.500	4	490
Type- G	88	131.250	1	131.250
Type- H	89-90	118.300	2	236.600
Type- I	91 to 102	137.057	12	1644.684
Type- J	105 to 109	150	5	750
Type- J	110	149.829	1	149.829
Type- K	111 to 116	135.400	6	812.40
Type- K	119	150	1	150
Type- K	126 to 136	135.400	11	1489.40
Type- K	137-138	150	2	300
Type- K	139 to 146	135.400	8	1083.20
		<b>TOTAL</b>	<b>108</b>	<b>14310.841</b>

xiii. 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.

xiv. Sh. Uma Shankar (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. No. of Partners in the firm 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.

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23/02/26

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