



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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.03.2026.**

**Item No. 316.03**

- (iii) **Promoter:** Golden Housing Land Developers LLP
- Project:** "Golden Valley" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna-2016 on land measuring 5.075 acres situated in the revenue estate of Village Majra Gurdas, Sector-32, Rewari being developed by Golden Housing Land Developers LLP
- Temp ID:** RERA-PKL-1911-2025.
- Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Golden Valley" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna-2016 on land measuring 5.075 acres situated in the revenue estate of Village Majra Gurdas, Sector-32, Rewari being developed by Golden Housing Land Developers LLP bearing License No. 245 of 2025 dated 09.12.2025 valid upto 08.12.2030 which has been granted by Town and Country Planning Department, Haryana to Golden Housing Land Developers LLP, Sh. Jai Deep Rao-Sh. Vikram Singh Rao Ss/o Sh. Mahender Singh, Smt. Kiran Rao W/o Sh. Mahender Singh, Narender Singh S/o Ganashi Lal in collaboration with Golden Housing Land Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 18.03.2026:

- i. ITR of Sh. Harpal Singh (partner) for the year 2025-26 be submitted.
- ii. Net worth certificates are not in order.
- iii. Degree and experience of the Architect appointed be submitted.
- iv. Date of Approval of Layout plan in REP-I is incorrect.



- v. Signature of CA is missing at CP/177-178.
- vi. List of plots coming in EDC and IDW be submitted.
- vii. Sale deed of the Land be submitted.
- viii. Projected cash flow statement of the project be submitted.
- ix. Copies of Collaboration Agreements and General Power of Attorney are not legible.
- x. A joint undertaking by the promoter and all the land owners that:
  1. Both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  2. 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.
  3. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(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 realized 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. List of plots coming to the share of land owners by way of an affidavit.
- xii. Net worth of LLP is only one Lakh as per MCA.
- xiii. Sh. Amit Yadav has no authority to file RERA registration.
- xiv. Sh. Amit Yadav has no authority to appoint Sh. Jyoti Sidana to appear/submit documents for RERA registration.
- xv. Letter of engagement with the Architect giving technical support to the project be submitted.
- xvi. Copy of all the LLP agreements executed till date be submitted.
- xvii. Net worth of LLP as on date is 1.64 crores, the Promoter should explain as to how will he execute the Project.
- xviii. From the documents submitted the share of the Landowners cannot be ascertained.

3. As per scrutiny done by the project branch, the promoter vide replies dated 20.03.2026 and 24.03.2026 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 submit duly approved building plans in respect of commercial pocket measuring 0.203 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Promoter shall also allot commercial plotted area as per the collaboration agreement to the landowners before disposing of any part of commercial site.
  - 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. That as per the joint undertakings, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should not execute any addendum to the collaboration agreement in future.
  - ix. 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.
  - x. 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.
  - xi. The following plots mortgaged under Internal development works and External development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula

**Mortgaged Plots for EDC**

Plot Type	Area (sq.mt.)	Plot Nos.	No. of Plots	Total Area (sq.mt.)
D	102.168	59-67, 87	10	1021.680

**Mortgaged Plots for IDW**

Plot Type	Area (sq.mt.)	Plot Nos.	No. of Plots	Total Area (sq.mt.)
D	102.168	77-86	10	1021.680

- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

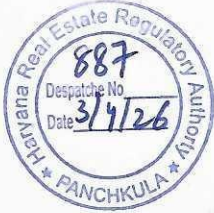


Name of land Owner	Plot No.	Total Plots	Area in Sqm.
Sh. Jaideep Rao	59-67	9	919.44
	<b>Total</b>	<b>9</b>	<b>919.44</b>
Sh. Vikram Singh Rao	68-69	2	204.32
	77-83	7	715.12
	<b>Total</b>	<b>9</b>	<b>919.44</b>
Smt. Kiran Rao	84-87	4	408.64
	9-13	5	536.4
	<b>Total</b>	<b>9</b>	<b>945.04</b>

Name of land Owner	Plot No.	Total Plots	Area in Sqm.
Sh. Narender Singh	14 to 20	7	750

That the above-mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

- xiii. 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.
- xiv. Sh. Amit Yadav (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.
4. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

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3/4/26

STP(OT)

CA DHRUV

*A. K.*  
03/04/26