



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 01.04.2026.

Item No. 317.03

(iii) **Promoter:** TBCJ Corporation LLP

Project: "Green Valley Pinjore" an Affordable Residential Plotted Colony (under DDJAY-2016) on additional land measuring 8.46875 acres (in addition to license no. 162 of 2024 dated 25.11.2024 measuring 6.541 acres) situated in the revenue estate of village Lohgarh, Pinjore Kalka Urban Complex, Panchkula.

Temp ID: RERA-PKL-1984-2026

Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for supplementary registration of the project namely; "Green Valley Pinjore". License No. 256 of 2025 dated 23.12.2025 valid upto 22.12.2030 for an additional area measuring 8.46875 acres (in addition to license no. 162 of 2024 dated 25.11.2024 measuring 6.541 acres) was granted in favour of TBCJ Corporation LLP. License no. 162 of 2024 dated 25.11.2024 is registered with the Authority vide registration no. HRERA-PKL-PKL-665-2025 dated 14.02.2025 valid upto 30.09.2029. Now, the promoter has applied for registration of 8.46875 acres by proposing the same date of completion, name of the project and by requesting to update the RERA bank account details in the earlier registered project, therefore, the case is being considered for grant of supplementary registration.

2. The application was examined and following observations were conveyed on 25.03.2026: -

- i. Net worth certificates of Sh. Ashok Kumar, Sh. Tej Pal Gupta and Sh. Bhupinder Goel be submitted.
- ii. Registration fee is deficit by ₹ 25,140/-
- iii. Changes in Layout Plan be marked on the combined layout plan.
- iv. Projected cash inflows and outflows of the project be submitted.



- v. At the time of earlier registration, the Account number was of IndusInd Bank Sector 11, Panchkula bearing number 201030678650 which has been switched over without informing the Authority to HDFC Account number 50200114629290, Sector 11, Panchkula.
 - vi. Is the account number now mentioned by the promoter in REP-I Part D is the 100% Master collection account of the HDFC Bank?
 - vii. When did the promoter switch the account number from IndusInd Bank to HDFC Bank?
 - viii. Was the amount lying in the 70% account of IndusInd Bank transferred to the 70% account of HDFC Bank? This should be supported with a CA certificate and a bank statement duly certified by the bank.
 - ix. Number of plots sold as on date duly marked on the layout plan be submitted.
 - x. Total amount collected from the allottees as on date duly certified by the CA be submitted.
 - xi. Total amount deposited by the promoter in the 100% account (master collection account) till date be submitted.
 - xii. Total number of plots falling under HT line be submitted.
3. Vide reply dated 30.03.2026, the promoter has complied with all the deficiencies mentioned above.
4. After consideration, the Authority finds the project fit for grant of supplementary registration subject to the following special conditions:
- i. 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.
 - ii. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iii. Promoter shall also submit a copy of revised 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 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.
 - v. 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.
 - vi. Sh. Amit Jindal, one of the designated partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - vii. 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.
 - viii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.5879 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.



- ix. That the following plots falling under Right of Way (RoW) of 11 KV High Tension Line shall remain frozen and shall not be sold till the shifting of line is completed and approved by the competent authority.

Sr. No	Type	Plot Number	Total No of Plots	Sq mtrs.	Total Area (in sq. mtrs.)
1	G	88	1	124.043	124.043
2	G1	89	1	124.586	124.586
3	G2	90	1	148.936	148.936
4	G3	91	1	149.509	149.509
5	G4	92	1	145.786	145.786
6	G5	93	1	147.275	147.275
7	G6	94	1	121.393	121.393
8	G7	95	1	99.012	99.012
9	D	153-155	3	149.855	449.565
10	H	156	1	110.952	110.952
11	D	163-167	5	149.855	749.275
12	D	183-188	6	149.855	899.13
13	J	198	1	147.424	147.424
14	J1	199	1	149.909	149.909
15	J2	200	1	149.492	149.492
	Total		26		3716.29

5. The following documents be uploaded by the office on the web portal along with the supplementary registration: -

- Form A to II.
- Form Rep II.
- Revised Layout Plan.
- Revised zoning plan
- Corrigendum showing the bank account details.

8. After issuance of supplementary registration certificate, the Temp Id 1984-2026 shall stand disposed of.



True copy

Secretary (Acting),
HREERA, Panchkula

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

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