



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.04.2026.

Item No. 318.03

- (v) **Promoter:** Siddhartha Developers
Project Name: "Siddhartha Residency" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 9.75625 acres situated in Sector 11A, Kharkhauda, District Sonapat.
Temp Id: RERA-PKL-1983-2026
Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Siddhartha Residency" for which License No. 13 of 2026 dated 21.01.2026 valid upto 20.01.2031 for an area measuring 9.75625 acres has been granted in favour of Siddhartha Developers by DTCP, Haryana.
2. The application was examined and following observations were conveyed on 27.03.2026:
 - i. Area mentioned in the no default certificate is incorrect.
 - ii. ITRs of partners for last 3 years have not been submitted.
 - iii. An undertaking be submitted that the 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.
 - iv. Projected cash inflows and outflows of the project have not been submitted.
 - v. Whether the account mentioned in REP-I (Part D) is 100% or 70%
 - vi. Engineer's Engagement letter has not been submitted.
3. The promoter vide replies dated 03.04.2026 and 08.04.2026 has complied with all the observations mentioned above.
4. After consideration, 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 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 duly approved building plans in respect of commercial site measuring 0.2270 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.
 - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - 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. 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.
 - ix. Sh. Siddharth, one of the partner of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
 - x. 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.
5. Payment Plan be uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

IA (Shubham)
Shubham
16/4/26

16/4/26
STP

16/04

(2/2)