



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 11.03.2026.

Item No. 315.03

(ix) **Promoter:** JANGHU REAL ESTATE PRIVATE LIMITED.

Project: JRE DIVINE RESIDENCIES (An Affordable Residential Plotted Colony under DDJAY-2016 to be developed on land measuring 5.31875 acres situated in the revenue estate of Village Wazirpur, Sector-03, Beri, District Jhajjar)

Temp ID: RERA-PKL-1974-2026.

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

1. This application is for registration of project namely "JRE DIVINE RESIDENCIES" (An Affordable Residential Plotted Colony under DDJAY-2016 to be developed on land measuring 5.31875 acres bearing licence no. 18 of 2026 dated 22.01.2026 valid upto 21.01.2031 granted by Town and Country Planning Department, Haryana to Janghu Real Estate Private Limited .

2. The application was examined and following observations were conveyed to the promoter on 03.03.2026.

- i. Whether the entry of licence has been made in revenue records or not.
- ii. A Joint undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- iii. Mobile no. and E-mail ID's of all the partners is same, as per Form Rep-I part A.
- iv. Cash flow statement signed by the Authorised Signatory needs to be submitted.
- v. Degree of Architect needs to be submitted.
- vi. Board Resolution at CP-53 is not in order as the project name is mentioned as "DAA Home Palm Drive" whereas the name of the present project is "JRE Divine Residencies."
- vii. Payment Plan is not in order.
- viii. Builder Buyer Agreement is not in order.



- ix. Relation of Harish Kumar, Phoolo Devi, Rajbir Singh, Ranbir, Dhiraj Malik, DDA Home Realtors as per CP-93 needs to be explained.
- x. Board Resolution dated 10.02.2026 at CP-53 have signatures of one director instead of both the directors.
- xi. The acceptance of architectural and technical consultancy letter does not have any details of terms and agreement. Fees and charges to be paid is also not mentioned. Even the letter does not have a date.
- xii. Registration certificate with council of Architect needs to be submitted.
- xiii. Address of bank is not mentioned at CP-99.
- xiv. Independent Audit report of company is old.
- xv. Page no. 164-169 are not legible.
- xvi. Culvert Permission is not submitted.
- xvii. REP-II is not on Rs. 100/- stamp paper.

3. The promoter vide replies dated 09.03.2026 and 11.03.2026 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 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. 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.

- vii. 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.
- viii. Promoter shall submit duly approved Building Plans in respect of commercial area measuring .12347 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- ix. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- x. The following plots are not allowed to be sold till the culvert over water course is constructed: -

Sr. no.	Type	No. of Plots	Area/Plot (in sqmts.)	Total Area (in sqmts.)
1	A	7	149.831	1048.817
2	B	7	138.584	970.088

- xi. Sh. Gorav Kumar (Authorised Signatory of Janghu Real Estate Private Limited) shall sign and execute sale deeds/conveyance deeds on behalf of the company.

4. File be consigned to record room after issuance of registration certificate. Payment Plan be updated online in REP I. 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.

almeida
20/3/26
STP

[Signature]
20/03

LA - Keerfa
Heena
20/03/26