



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, hrerapl-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 06.05.2026.

Item No. 321.03

- (vi) **Promoter:** Sidhi Vinayak Associates.
- Project Name:** "Royal City" an Industrial Plotted Colony to be developed on land measuring 28.29375 acres situated in the revenue estate of village Hansi, District Hisar.
- Temp Id:** RERA-PKL-2028-2026.
- Present:** Adv. Gandhi Lal Aggarwal on behalf of the promoter.

1. This application is for registration of the real estate project namely "Royal City" an Industrial Plotted Colony to be developed on land measuring 28.29375 acres situated in the revenue estate of village Hansi, District Hisar, Haryana bearing Licence No. 88 of 2025 dated 04.06.2025 valid upto 03.06.2030 for area measuring 16.18125 Acres granted in favour of Smt. Poonam W/o Sh. Billu, Smt. Geeta Devi W/o Sh. Deep Chand, Sh. Mahender S/o Sh. Vijender, Smt. Priyanka W/o Sh. Akash Yadav, Smt. Kavita W/o Sh. Kuldeep, Smt. Nirmala Devi W/o Sh. Joginder, Smt. Neelam Rani W/o Sh. Sudesh, Sh. Narender & Sh. Surender S/o Sh. Bachan Singh, Sh. Sudesh S/o Sh. Sher Singh, Smt. Pushpa Devi W/o Sh. Radhey Shyam, Sh. Raj Kumar S/o Sh. Sube Singh, Sh. Anil Kumar S/o Sh. Sube Singh and Sh. Radhey Shyam S/o Sh. Bachan Singh in collaboration with Sidhi Vinayak Associates and Licence No. 236 of 2025 dated 01.12.2025 valid upto 30.11.2030 for additional area measuring 12.1125 Acres (in addition to Licence No 88 of 2025) granted by Town and Country Planning Department, Haryana in favor of Amit Kumar S/o Satpal, Kapil S/o Subhash, Sudesh Kumar S/o Nanar Singh, Mukesh Grag @ Mukesh Kumar S/o Ramesh Kumar, Nitin S/o Shyamlal Garg, Pardeep S/o Sultan Singh, Vinod Kumar S/o Ram Kumar, Aakash Yadav S/o Virender



(1/2)

Singh, Shaitan Singh S/o Sher Singh, Kanta D/o Harsaroop , Kuldeep S/o Raj Kumar and Narender - Sunder S/o Bacchan Singh in collaboration with Sidhi Vinayak Associates.

2. The application was examined and following observations were conveyed to the promoter on 01.05.2026:

- i. Undertaking stating the list of the plots coming to the share of each of the landowner submitted is not signed by Smt. Kanta W/o Raj Kumar (one of the landowner)
- ii. Net worth Certificates of partners not in order as complete details of immovable property and their valuation by a valuer not given.
- iii. Payment Plan is not in order.
- iv. Rep-II not in order.
- v. The clause mentioning the shareholding between the Landowner/ Licencees and the Promoter be submitted.
- vi. Legible copy of collaboration Agreement duly attested be submitted.
- vii. The percentage share of land coming to the share of each Licence in the Joint undertaking be submitted.
- viii. The Gist of Collaboration Agreement should include the Gist of all clauses.
- ix. Cash Flow statement not in order.

3. Vide reply dated 04.05.2026, the promoter has partly complied with the above observations except at Sr. No. i, v, vi, vii and viii.

4. Since the above deficiencies have not been completely removed, therefore the present application is hereby rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. As the project has not been registered therefore, the promoter is directed not to advertise, book, sell and offer to sell any plot in the project.

5. **Disposed of.**



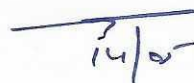
True copy

Secretary (Acting),
HRERA, Panchkula

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


14/5/26

STP


14/5/26

(A-Shahin
Shahin
13/05/26

(2/2)