



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 24.06.2026.

Item No. 323.03

- (ix) **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-2073-2026.
- 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 Singh, Shaitan Singh S/o Sher Singh, Kuldeep S/o Raj Kumar, Narender -



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Sunder S/o Bacchan Singh, Sumit S/o Raj Kumar, Kavita D/o Rajkumar, Neelam D/o Rajkumar in collaboration with Sidhi Vinayak Associates.

2. The application was examined and following observations were conveyed to the promoter on 19.06.2026:

- i. The clause No 9 in both the collaboration agreement dated 17.02.2025 and 25.02.2025 mentioning the shareholding between the Landowner/Licensees and the promoter is uncertain. As per section 29 of the Indian Contract Act, 1872 agreement which are uncertain are void. Clarification regarding same may be given.
- ii. Gist of collaboration agreement dated 17.02.205 contains provisions as to the shareholding between the landowner / Licensees and the promoter which are contradictory in nature.

3. Vide reply dated 23.06.2026 and 24.06.2026, the promoter 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 by the Authority, 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 pocket measuring 1.3963 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 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



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- 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. 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.
 - ix. Both the promoter and landowner/licencees 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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
 - x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
 - xi. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
 - xii. 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.
 - xiii. Sh. Mahesh Kumar, shall sign and execute sale deeds/conveyance deeds on behalf of the Firm
 - xiv. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners only:

Sr. No	Land Owner	Alloted	No. of Plots	Area in (sq yds)	Total area in (Sq.Yd.)
		Plot Nos.			
1	Surender @ Sunder S/o Bachan Singh	20 (I)	3	330.92	530.92
		207 (R)		100	
		209 (R)		100	
2	RadheyShyam S/o Bachan Singh	165 (R)	2	177.78	355.56
		166 (R)		177.78	
3	Poonam W/o Billu	84 (I)	3	599.05	1298.1
		85 (I)		599.05	



		216 (R)		100	
4	Geeta Devi W/o Deep Chand	167 (R)	2	177.78	355.56
		168 (R)		177.78	
5	Mahender S/o Vijender	144 (R)	2	173.33	273.33
		212 (R)		100	
6	Priyanka W/o Akash Yadav,	86 (I)	5	599.05	1688.09
		88 (I)		599.05	
		154 (R)		163.33	
		155 (R)		163.33	
		156 (R)		163.33	
7	Kavita W/o Kuldeep	134 (R)	4	173.33	693.32
		135 (R)		173.33	
		136 (R)		173.33	
		140 (R)		173.33	
8	Nirmala Devi W/o Joginder	141 (R)	4	173.33	546.66
		142 (R)		173.33	
		213(R)		100	
		214 (R)		100	
9	Neelam Rani W/o Sudesh	89 (I)	5	599.05	1121.98
		228 (R)		164.81	
		229 (R)		164.81	
		206 (R)		100	
		211 (R)		93.31	
10	Puspadevi W/o RadheyShyam	121 (R)	1	55	55
11	Sudesh Kumar S/o Sher Singh	21(I)	2	330.92	553.66
		25(I)		222.74	
12	Sudesh Kumar S/o Nahar Singh	215(R)	3	100	521.81
		52(I)		313.63	
		25(I)		108.18	



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13	Raj Kumar & Anil Kumar S/o Sube Singh	92 (I)	2	599.05	1198.1
		94 (I)		599.05	
14	Amit Kumar S/o Satpal	95(I)	2	599.05	637.38
		121(R)		38.33	
15	Mukesh Garg Urf Mukesh Kumar S/o Ramesh Kumar	108(I)	2	599.05	847.1
		102(R)		248.05	
16	Nitin S/o Shyamlal Garg	230(R)	2	164.81	329.62
		231(R)		164.81	
17	Pardeep S/o Sultan Singh	101(I)	2	299.52	339.52
		121(R)		40	
18	Vinod S/o Ram kumar	101(I)	2	299.52	339.52
		121(R)		40	
19	Akash S/o Virender Singh	102(I)	1	321	321
20	Shaitan Singh S/o Sher Singh	102(I)	2	278.05	321.38
		161(R)		43.33	
21	Sumit S/o Rajkumar	100 (I)	1	599.05	599.05
22	Kavita D/o Rajkumar	97(I)	1	599.05	599.05
23	Neelam S/o Rajkumar	98(I)	1	599.05	599.05



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24	Kuldeep Rajkumar S/o	96 (I)	1	599.05	599.05
25	Kuldeep Rajkumar S/o	102 (I)	2	30	150
		161 (R)		120	
26	Narender Bachan Singh S/o	103 (I)	1	599.05	599.05
27	Kapil Satpal S/o	157 (R)	2	163.33	326.66
		160 (R)		163.33	
			60	Total	15799.52

4. File be consigned to record room after issuance of registration certificate. Payment Plan to 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.

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LA-Shetty.

on leave

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