



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 15.07.2026.

Item No. 325.03

(vi) **Promoter:** Armaan Buildtech Private Limited.
Project Name: Bheemeshwari City, an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over an area measuring 13.59375 acres situated in the revenue estate of village Wajirpur, Sector-3, Beri, District Jhajjar.

Temp Id: RERA-PKL-1936-2026.

Present: Sh. Harveer Rawat on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 24.06.2026. License No. 203 of 2025 dated 16.10.2025 valid upto 15.10.2030 for an area measuring 13.59375 acres has been granted in favour of Sh. Jagat Singh, Sh. Ashok Kumar, Sumitra, Kapil Dev, Sh. Bhagwan, Krishan Kumar, Jai Kumar, Kirpal Singh, Mukesh, Guddi, Saroj, Urmila, Jorawar Singh, Mintu, Birmati, Suman, Sandeep, Ratni, Sumitra, Maya, Rajwanti, Krishna Rani, Ashok Kumar, Savitri in collaboration with Armaan Buildtech Private Limited.

2. The application was examined and following observations were conveyed on 06.07.2026:

- i. 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.
- ii. No authorization as to who will advertise market and execute conveyance deed in the project.
- iii. Cash flow statement of the project signed by the Authorised Signatory needs to be submitted.
- iv. ITR's of last three years of Anirudh Sharma, Kuldeep Sharma and Armaan Buildtech Private Limited needs to be submitted.



19

- v. Whether the entry of license has been made in revenue records or not.
- vi. Payment Plan needs to be submitted.
- vii. CA certificate at CP-247 is not in order as it is not the independent certification from the CA.
- viii. Registration relates to Licence no. 203 of 2025 dated 16.10.2025. Since the licence is of the year 2025 we may take an affidavit from the promoter that this licensed land has not yet been advertised, booked, sold as on date.
- ix. As per CA Certificate CP-245, the Net worth of the company is 99.65 lacs, how will the Promoter undertake development with such a meagre amount;
- x. Bank Undertaking at CP-246 is not in order as it does not mention the Licence no. and area of the proposed colony.
- xi. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the Urban Areas Act 1975 alongwith the Fee Calculation.
- xii. Fee is deficit by ₹4,454/-.
- xiii. REP-II is not in order as in point 1, the date of collaboration agreement, development agreement, joint development agreement or any other agreement has not been mentioned.
- xiv. A joint undertaking by the promoter and the land owners that:
 1. Both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 2. Both the Promoter and landowner/licensee 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 as mentioned in REP-I.
- xv. Allotment Letter and Agreement to sell has not been submitted.
- xvi. Permission for construction of culvert/ stage of construction / plots affected due to non-construction of culvert be submitted;
- xvii. Joint undertaking to accept the plots in lieu of land to landowner be submitted.
- xviii. Plots of landowners be marked on the LOP.
- xix. In REP-I (Part B) the Promoter at Sr. No. 7(v) has informed that the ownership of land has changed after the grant of licence. The licence therefore requires updation;
- xx. Since the license would be valid till 15/10/2030 – reasons for taking the completion date as 31/10/2030 be clarified;
- xxi. Gist of Collaboration Agreements alongwith sharing between landowner / licensees and Promoter – (regarding residential / commercial area) be submitted;
- xxii. Board Resolution to authorize Sh. Dhan Singh Rawat to file for RERA registration do not bear his signatures;
- xxiii. The document (REP-II) notarized does not bear the Sr. No. and date of the documents entered in the record;
- xxiv. Letter of engagement of Architect / Chartered Engineer till the execution of the project till completion be submitted.



29

3. The promoter vide replies dated 10.07.2026 and 15.07.2026, has complied with the deficiencies 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. That the promoter shall not sell any part of the commercial site measuring 0.27369 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot respective commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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 its validity as 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



3/9

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 as mentioned in Form REP I.
- x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter.

Jagat Singh S/o Khushi Ram

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	11 to 13	112.245	3	336.735
2.	B/1	21	108.320	1	108.320
3.	R	50	95.900	1	95.900
4.	D	61 and 94	109.600	2	219.2
5.	G	122 and 138 to 141	121.180	5	605.9
6.	N	240	150	1	150
	Total			13	1516.055

Ashok Kumar S/o Khushi Ram

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	15	112.245	1	112.245
2.	B	33	90.750	1	90.750
3.	B/1	22	108.320	1	108.320
4.	Q	49	113.772	1	113.772
5.	D	62 and 63	109.600	2	219.2
6.	G	116 to 121	121.180	6	727.08
7.	N	241	150	1	150
	Total			13	1521.367



4/9

Kapil Dev S/o Ramesh Kumar

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	16 and 17	112.245	2	224.49
2.	B	34 to 36	90.750	3	272.25
3.	B/1	20	108.560	1	108.560
4.	D	56	109.600	1	109.600
5.	G	107 to 112	121.180	6	727.08
6.	N	242	150	1	150
	Total			14	1591.98

Sumitra W/o Ramesh Kumar

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	18 and 19	112.245	2	224.49
2.	B	31 and 37	90.750	2	181.5
	B2	38	88.457	1	88.457
3.	D	57 and 58	109.600	2	219.2
4.	G	113 to 115 and 123,124	121.180	5	605.9
5.	N	243	150	1	150
	Total			13	1469.547

Shri Bhagwan S/o Subhash Chander

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter.)
1	K	194 to 200	148	7	1036
2	N	218 to 228	150	11	1650
3	II	158	118	1	118
TOTAL				19	2804

Savitri W/o Shri Bhagwan

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter.)
1	G	181 to 186	121.180	6	727.08
2	H	155 to 157	116.200	3	348.6
3	F	103	130	1	130
	F	104 to 106	124.5	3	373.5
4	D/3	87 to 89	109.600	3	328.8
5	D/5	90 to 91	109.600	2	219.2
TOTAL				18	2127.18



59

Krishan Kumar S/o Bal Jeet

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	52, 53 and 54	120	3	360
2	D	77	109.600	1	109.600
TOTAL				4	469.6

Jai Kumar S/o Bal Jeet

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	65 to 67	120	3	360
TOTAL				3	360

Mukesh S/o Karan Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	83, 84 and 85	120	3	360
TOTAL				3	360

Kripal S/o Karan Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	70, 71 and 72	120	3	360
2	D	78	109.600	1	109.600
TOTAL				4	469.6

Guddi D/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	G	149	121.180	1	121.180
TOTAL				1	121.180



Jorawar alias Jora Singh S/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	G	136, 37 and 148	121.180	3	363.54
TOTAL				3	363.54

Mintu S/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	G	133 to 135	121.180	3	363.54
TOTAL				3	363.54

Birmati W/o Nagad Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	A	6 and 7	112.245	2	224.49
2	B	27 and 28	90.750	2	181.5
TOTAL				4	405.99

Suman D/o Nagad Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	A/1	40	109.600	1	109.600
2	B	29 and 30	90.750	2	181.5
	C	39	112.400	1	112.400
TOTAL				4	403.5

Sumitra Devi W/o Kartar Singh

| → Both Ss/o Munshi Ram

Maya Devi W/o Dharampal

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	73	109.600	1	109.600
TOTAL				1	109.600

Rajwanti W/o Vinod



79

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	74	109.600	1	109.600
TOTAL				1	109.600

Krishna Rani W/o Jai Kishan

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	75	109.600	1	109.600
TOTAL				1	109.600

Sandeep Kumar S/o Rajender Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	B	23 and 24	90.750	2	181.5
TOTAL				2	181.5

Ratni Devi W/o Jile Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	B	25 and 26	90.750	2	181.5
TOTAL				2	181.5

- xi. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That 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.
- xiii. 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.
- xiv. That following plots mortgaged with DTCP, Haryana in lieu of IDW shall only be sold after release of mortgage by DTCP, Haryana under intimation to RERA Panchkula: -



8/9

Sr. No.	Plot Type	Area in Sqm	No. of Plots	Total Area (In Sqm)
1.	D	109.600	16	1753.600
2.	L	148.163	5	740.815
3.	M	138.130	5	690.650
		Total	26	3185.065 Sqm.

8. Payment Plan be uploaded on the web portal.
9. **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.

[Signature]

20/7/26

20/07

STP

LA-Shyibham
[Signature]
21/7/26

9/9