



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 07.10.2026.

Item No. 334.03

- (ii) **Promoter:** Jindal Realty Ltd
- Project Name:** “Advaitam” villas to be constructed on 43 plots measuring 16863.350 sq. mtrs. (having an FAR of 21724.076 sq. mtrs.) forming part of a residential plotted colony measuring 104.456 acres situated in the revenue estate of Village Rathdhana, Sector 33, 34 & 35, Sonipat.
- Temp Id:** RERA-PKL-2177-2026.
- Present:** Sh. Pardeep, Sh. Bhaskar, ARs alongwith Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; “Advaitam” bearing License No. 128 of 2023 dated 16.06.2023 valid upto 15.06.2028 has been granted by Town and Country Planning Department, Haryana for an area measuring 95.2625 acres in favour of Shikhar Real Estate Pvt. Ltd, Jindal Reality Limited, Sarvasampan Builders Pvt. Ltd., Singtam Buildwell Private Limited, Specular Buildmart Private Limited, Exclusive Infrastructure Pvt. Ltd., Adventure Buildwell Pvt. Ltd., Utranchal Buildwell Pvt. Ltd., Monsoon Infrastructure Pvt. Ltd., Green City Infrastructure Pvt. Ltd., Kangaroo Buildcon Pvt. Ltd., Kundli Builders Pvt. Ltd., Aglow Realtech Pvt. Ltd., Chamba Buildcon Pvt. Ltd., Vision Buildtech Pvt. Ltd., Mountain Touch Builders Pvt. Ltd., Orissa Infrastructure Pvt. Ltd., Kufri Buildcon Pvt. Ltd., Nainital Buildcon Pvt. Ltd., Action Infrastructure Pvt. Ltd., Beau Green Real Estate Pvt. Ltd., Bhiwani Builders Pvt. Ltd., Matadi Vanijya Pvt. Ltd., Sikkim Land Developers Pvt. Ltd., Jagran Developers Pvt. Ltd., Shaandar Builders Pvt. Ltd., Moonstone Realcon Pvt. Ltd., Rajkot Buildwell Pvt. Ltd. in collaboration with Jindal Reality



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Limited. The license has been registered by the Authority vide registration Nos. HRERA-PKL-SNP-499-2023 dated 25.09.2023 valid upto 15.06.2028. Now, the promoter has proposed to register villas on 43 plots, total measuring 16863.350 sq. mtrs, the details of which is as under: -

Sr. No.	BLOCK'S	PLOT NO.
1.	A	PLOT-A-47
2.		PLOT-A-48
3.		PLOT-A-49
4.		PLOT-A-50
5.		PLOT-A-51
6.		PLOT-A-52
7.		PLOT-A-53
8.		PLOT-I-43
9.		PLOT-I-44
10.		PLOT-I-45
11.	B	PLOT-A-38
12.		PLOT-A-39
13.		PLOT-A-40
14.		PLOT-A-41
15.		PLOT-A-42
16.		PLOT-A-43
17.		PLOT-A-44
18.		PLOT-A-45
19.		PLOT-A-49
20.		PLOT-A-50
21.		PLOT-A-51
22.		PLOT-A-52
23.		PLOT-A-53
24.		PLOT-A-54
25.		PLOT-A-55
26.		PLOT-A-56
27.		PLOT-A-57
28.		PLOT-A-58
29.	E	PLOT-D2-04
30.		PLOT-D2-05
31.		PLOT-D2-06
32.		PLOT-D2-07
33.		PLOT-D2-14
34.		PLOT-C-30
35.		PLOT-C-31
36.		PLOT-C-32
37.		PLOT-C-33
38.		PLOT-C-34
39.		PLOT-C-35



40.		PLOT-C-39
41.		PLOT-C-40
42.		PLOT-C-41
43.		PLOT-C-42

2. The application was examined and following observations were conveyed on 29.09.2026:

- i. Details of all the projects registered in the name of Jindal Realty Limited should be inserted in Part G.
- ii. Payment plan is not in order.
- iii. Letter of Intent of license be submitted.
- iv. Gist of collaboration agreement be submitted.
- v. Consideration to be given to landowners in lieu of development of the said land be clarified by way of joint undertaking.
- vi. A joint undertaking be submitted that the landowners and developer shall be jointly and severally liable under the provisions of the Act.
- vii. A joint undertaking be submitted that no clause of the Collaboration Agreement shall be amended/ modified. The Promoter shall not to execute any addendum to the collaboration Agreement in future
- viii. An undertaking be submitted that the promoter shall be responsible for maintenance and upkeep of the services of the project up to a period of 5 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
- ix. Ownership documents of land be submitted.
- x. Engineer engagement letter till completion of the project be submitted.
- xi. Status of service plan estimates with density of 18 PPP be submitted.
- xii. As per Part G, a loan of Rs. 500 Lakhs has been taken against the project without prior approval of the Authority.
- xiii. Entry of license in revenue record be submitted.
- xiv. NOC of neighbors be submitted.

3. The promoter has removed all the deficiencies vide letters dated 05.10.2026 and 07.10.2026 subsequently.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Collection Account	385605000177
70% RERA Account	385605000178
30% Promoter/Free Account	385605000179
Bank Name & Address - ICICI Bank Limited, O P Jindal Global University,	



Village Jagdishpur, Narela Road, Sonapat-131001
IFSC Code- ICIC0003856

- None of the above mentioned 3 accounts shall subsequently be changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.
 - iii. 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 along with its validity 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.
 - iv. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.
 - v. 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.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HREERA, Panchkula

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

CA-Subham.

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