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 14.10.2026.

Item No. 335.03

(i) **Promoter:** **M/s VASUDHA ASSOCIATES**

Project Name: **"Pink City" An Affordable Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 20.6375 acres situated in the revenue estate of village Hansi and Dhana, Sector-2, Hansi, District Hansi, Haryana.**

Temp Id: **RERA-PKL-2163-2026.**

Present: **Adv. Tarun Ranga appeared on behalf of the Promoter.**

1. This application is for registration of real estate project namely "Pink City" an Affordable Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 20.6375 Acres situated in the revenue estate of village Hansi and Dhana, Sector-2, Hansi, District Hansi, Haryana bearing License No. 161 of 2026 dated 10.08.2026 valid upto 09.08.2031 granted by Town and Country Planning Department, Haryana in favour of Sh. Madan Lal Sh. Naresh Kumar Sons & Sunaina @ Suman daughter of Sh. Sajjan Kumar, Smt. Sohna Devi wife-Sh. Sunder, Sh. Pardeep Sons and Nirmala Devi, Vaijanti Daughters of Sh. Dalip Singh, Sh. Krishan Kumar-Sh. Kamlesh Kumar Ss/o Sh. Harjiram, Sh. Ananad Kumar-Sh Anil Kumar Ss/o Sh. Nathuram, Sh. Bhagwan Dass S/o Sh. Shriram, Smt. Pushpa W/o Sh. Naresh Kumar, Sh. Amilal S/o Sh. Udey Ram, Sh. BAlbir Singh S/o Sh. Udey Ram, Kaushalya (W/o Sh. Om Parkash) D/o Sh. Nakeram, Sh. Jai Singh S/o Sh. Hari Ram & Sh. Pardeep S/o Sh. Satya Narayan, Sh. Mange Ram S/o Sh. Mahabir, Smt. Santosh Wife-Radhika daughter & Sh. Sonu Mukesh Ss/o Sh. Rajender, Sh. Ram Kumar @ Angrez S/o Sh. Ram Singh, Sh. Subhash S/o Sh. Ram Singh, Smt. Champa Devi W/o Sh. Jai Singh in collaboration with Vasudha Associates

Haryana Real Estate Regulatory Authority Panchkula

(48)

2. The application was examined and following observations were conveyed to the promoter on 01.10.2026:

i. Balance sheet of the firm for last three years not submitted.
ii. ITR of the Firm for Assessment years 2024-2025 and 2025-2026 not submitted.
iii. Net worth certificate of Sh. Rajpal Yadav and Sh. Kulbir Singh not on order as it is not supported by the valuation report of the Approved valuer. Also The Net Worth Certificate of Sh. Rajpal Yadav contains that it is issued at the request of Sh. Rajpal Yadav.
iv. Net Worth Certificate of M/s Vasudha Associates is not in order as it does not contains the details of movable and immovable property along with the valuation report.
v. REP-II not in order as date of completion in Rep-II is 30.06.2031 and in Form Rep – Part C is 09.08.2031 which is different.
vi. Joint Undertaking stating the plots coming to the share of landowner is not in order as it does not state the plots specifically coming to the share of each of the landowners.
vii. CA Certificate certifying Form Rep-I A to H is not submitted.
viii. Entire Payment Plan is not in order.
ix. List of the Plots mortgaged not submitted.
x. Estimated Cost of the project certified by CA not submitted.
xi. Quarterly Cash Flow statement of the proposed project not submitted.
xii. Technical Capacity Support from Architect/ Engineer, Education Proof, Registration Certificate, Kyc, Profile along with the engagement letter not submitted.
xiii. Authority Letter does not have signatures of all three partners.
xiv. Mortgaged area i.e. 4603.33 Sqmts. be marked on approved LOP.
xv. Bank letter CP/190 does not have details of licence.
xvi. ITR's does not have computation sheet.
xvii. Balance sheet shows short term borrowing of ₹ more than 40 crore. Clarification is required in this regard.
xviii. More than 15 crore is also reflecting in balance sheet as Short Term & Advances.
xix. Apart from above more than 4 crore is shown as cost of construction. CP/194. Clarification regarding the said construction cost needs to be submitted by the promoter.
xx. An affidavit that 3 Karam wide revenue rasta will not be encroached in future be submitted.
xxi. CA Certificate of finances available vis-à-vis cost of project i.e. 3001.47 lakh be submitted.

4. Vide replies dated 12.10.2026 and14.10.2026, the promoter has complied with all the deficiencies mentioned above. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

Haryana Real Estate Regulatory Authority Panchkula

(24)

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% Master Collection Account	120041653207
70% Separate RERA Account	120041653311
30% Project Account (Misc.)	120034784931
Bank Name & Address- Canara Bank, G.T Road, Hansi IFSC Code- CNRB0003164	

None of the above mentioned three 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. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

iv. 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.

v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity issued by the Authority. The QR code, RC number alongwith 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.

vi. 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 allotttees individually or to the association of allottees as the case may be.

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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.5778 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.

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.

Haryana Real Estate Regulatory Authority Panchkula

315

xi. That as per the joint undertaking, both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.

xii. Both the promoter and landowner shall comply with the provisions of section 4(2)(l)(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.

xiii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

xiv. Mr. Kulbir Singh shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xv. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowner only:

S. No.	Name of Landowner	Plot Nos.	Size of Plots (in Sq Mts)
1.	Madan Lal	125 and 161	Plot 125 -133.48 Plot 161 - 86.45
2.	Naresh Kumar	126 and 162	Plot 126 - 83.94 Plot 162 - 85.15
3.	Sohna Devi, Pradeep, Nirmala Devi and Vaijanti	271,253 and 213	Plot 271 -149.57 Plot 253 - 84.46 Plot 213 - 137.83
4.	Krishan Kumar	275,276 and 160	Plot 275 - 149.94 Plot 276 - 149.94 Plot 160 - 86.45
5.	Kamlesh Kumar	273 and 274	Plot 273 – 149.94 Plot 274 – 149.94
6.	Anand and Anil S/o Nathuram	214	Plot 214 – 74.79
7.	Bhagwan Dass S/o Shri Ram	370,371,348,244 and 159	Plot 370 – 149.85 Plot 371 – 149.85 Plot 348 – 107.31 Plot 244 – 120.32 Plot 159 – 85.91
8.	Pushpa W/o Naresh	164	Plot 164 – 85.15
9.	Kaushalya D/o Nake Ram	244 and 245	Plot 244 – 120.32 Plot 245 – 120.32
10.	Amilal S/o Uday Ram	2 and 367	Plot 2 – 135.42 Plot 367 – 149.85
11.	Babir Singh S/o Uday Ram	134,136,146 and 147	Plot 136 – 84.91 Plot 134 – 84.91
12.	Jai Singh	3,4 and 11	Plot 3 – 135.42

Haryana Real Estate Regulatory Authority Panchkula

4/5

			Plot 4 – 135.42 Plot 11 – 135.42
13.	Pradeep	368,369 and 320	Plot 368 – 149.85 Plot 369 – 149.85 Plot 320 – 107.09
14.	Mange Ram S/o Mahabir	148,150,153 and 154	Plot 148 – 85.91 Plot 150 – 84.62 Plot 153 – 84.62 Plot 154 – 84.62
15.	Santosh, Radhika, Sonu and Mukesh	302	Plot 302 – 133.57
16.	Ram Kumar	165	Plot 165 – 85.15
17.	Subhash	163	Plot 163 – 85.15
18.	Champa Devi	155	Plot 155 – 84.62
	Total	43	4457.31 Sq Mts

5. That project land measuring 4603.33 Sq. mtrs. has been mortgaged to the DTCP, Haryana against IDW to be paid by the Promoter. In lieu thereof, the Promoter shall not advertise, market, book and sell the following mortgaged plots without prior written permission of the Authority till the said plots are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish (visible at first glance and highlighted) the information of the mortgaged plots in the brochure of the project and website of the Promoter.

Details of Mortgaged area

S.No.	Category	Area in Sqmt.	No of Plots	Total area (in sq mts)
1	A	149.85	5	749.25
2	C	107.31	16	1716.96
3	F	133.57	16	2137.12
Total			**37**	**4603.33**

6. File be consigned to record room after issuance of registration certificate. **Disposed of.**

Haryana Real Estate Regulatory Authority
2865
Despatch No
Date 21/10/20
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

21/10

Shelly 22/10/20

515