



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



Form 'REP- III'

[See rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted license no. 20 of 2025 dated 17.02.2025 valid upto 16.02.2030 for an Affordable Residential Plotted Colony (under DDJAY – 2016) on area measuring 5.66 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Royal City Barwala" on land measuring 5.66 acres situated in the revenue estate of Village Barwala, Sector – 5, Hisar vide

Registration No. HRERA-PKL-HSR-734-2025

Dated: 22.07.2025

2. The Promoter of the Project is Baba Jodh Developers LLP, having its registered office at Hanuman Nagar, Kothi No. 80, Narwana City, Jind, Haryana -126116. Promoter is a Limited Liability Partnership (having

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Territory of Delhi with LLPIN ACE-7992 and PAN No. ABCFB3571A. However, the landowner/licencees are Sh. Divyam Chugh, Sh. Kunal Chugh, Sh. Manoj Kumar, Sh. Harish Kumar, Sh. Harjit Kumar, Sh. Madan Lal, Sh. Sunil Kumar, Smt. Veena, Sh. Deepak, Sh. Ravinder, Smt. Lalita Rani and Sh. Milan.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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vi) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

viii) the said project shall be completed by **30.06.2028**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions:

I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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. 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.



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III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town &Country Planning Department.

IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1124 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

V. 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.

VI. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the Documents forming part of public



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domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

VIII. Sh. Sudesh Kumar has been authorized to sign and execute Conveyance deeds on behalf of LLP.

IX. The 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.

X. 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.

XI. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter :-

1. Sh. Divyam Chugh, 2. Sh. Kunal Chugh, 3. Sh. Manoj Kumar, 4. Sh. Harish Kumar, 5. Sh. Harjit Kumar, 6. Sh. Madan Lal, 7. Sh. Sunil Kumar, 8. Smt. Veena , 9. Sh. Deepak, 10. Sh. Ravinder, 11. Smt. Lalita Rani, 12. Sh. Milan



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Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
BLOCK A	66,68 & 69	96.00	3	1632
BLOCK B	70 to 74 & 77	140.02	6	1120.16
BLOCK C	42 to 52	115.67	11	3932.78
BLOCK D	5	145.04	1	725.20
BLOCK F	7 to 9 & 16	114.72	4	1261.92
BLOCK G	80 & 88	117.71	2	1294.81
BLOCK H	96 - 97 & 101 - 102	128.79	4	2189.43
	Total		31	12,156.3


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman