



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted 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. Nirmla 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 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 Garg @ 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 - Sunder S/o Bacchan Singh, Sumit S/o Raj Kumar, Kavita D/o Rajkumar, Neelam D/o Rajkumar in collaboration with Sidhi Vinayak Associates for setting up of an Industrial Plotted Colony on land measuring 28.29375 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Royal City" situated in the revenue estate of village Hansi, District Hisar, vide

Registration No HRERA-PKL-HSR-962-2026

Dated: 13.08.2026

2. Promoter of the project is Sidhi Vinayak Associates, having its registered office at 913/16 Adarsh Nagar, Near Telephone Exchange, GT Road Hansi, Hisar-125033, Haryana. Promoter is a Partnership Firm (having 3 partners i.e., Sh. Surjeet Singh, Sh. Mahesh Kumar and Sh. Sahil

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Bhayana) having registration No. 06-12-2024-00089 and PAN No-AEYFS4451F.

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. apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv. Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
 - v. a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi. adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vii. that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.
 - viii. publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
 - ix. ix) the said project shall be completed by 31.03.2029.

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

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- 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 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.

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- 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	Ownership of land as per Licence (in sq.mter)	Area to be allotted as per Coll.Agreement(in Sq meter)	Allocation Made (in sq. meter)	Area (in Sq.Meter)	No. of Plots	Plot No.
1	Surender @ Sunder S/o Bachan Singh	3795	433.54	423.75	423.75	1	79(i)
2	RadheyShyam S/o Bachan Singh	2479.4	283.246	277.56	277.56	1	6(i)
3	Poonam W/o Billu	9588.7	1095.41	1107	276.75	2	20(i)
					276.48	2	21(I)
							22(i)
							23(i)
4	Geeta Devi W/o Deep Chand	2631.2	300.58	300.58	277.56	1	9(i)
5	Mahender S/o Vijender	2024	321.22	321.22	262.32	1	52(I)
6	Priyanka W/o Akash Yadav,	12545.8	1433.57	1427.57	262.29	5	63(i)
					262.29		64(i)
					262.29		65(i)
					262.29		66(i)

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					262.29		67(i)
7	Kavita W/o Kuldeep	5870.2	670.58	669.91	501.27	1	84(i)
8	Nirmala Devi W/o Joginder	4048	462.44	483.69	483.69	1	147(i)
9	Neelam Rani W/o Sudesh	8298.4	948	948	501.27 276.48	2	89 (I) 34(I)
10	Sudesh Kumar S/o Sher Singh	4048	462.44	483.69	483.69	1	148(I)
11	Sudesh Kumar S/o Nahar Singh	3820.3	436.43	436.43	436.43	1	108(I)
12	Raj Kumar & Anil Kumar S/o Sube Singh	8094	930	930	501.27 262.29	2	92 (I) 49(i)
13	Amit Kumar S/o Satpal	4881.69	557.68	553.5	276.75 276.75	2	12(I) 13(I)
14	Mukesh Garg Urf Mukesh Kumar S/o Ramesh Kumar	6247.55	713.72	715.95	501.27	3	103(I)
					136.66		154(R)
					78.02		211(R)
15	Nitin S/o Shyamlal Garg	2352.21	268.72	275.84	137.92 137.92	2	229(R) 230(R)
16	Pardeep S/o Sultan Singh	2352.21	268.72	275.84	137.92	2	231(r) 233 (R)
17	Vinod S/o Ram kumar	2352.21	268.72	275.84	137.92	2	234(R) 235(R)

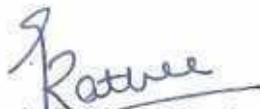
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18	Akash S/o Virender Singh	2352.21	268.72	262.29	262.29	1	75(I)
19	Shaitan Singh S/o Sher Singh	2352.21	268.72	262.29	262.29	1	76(I)
20	Sumit S/o Rajkumar	4350.52	497	501.27	501.27	1	100 (I)
21	Kavita D/o Rajkumar	4350.52	497	501.27	501.27	1	97(I)
22	Neelam D/o Rajkumar	4350.52	497	501.27	501.27	1	98(I)
23	Kuldeep S/o Rajkumar	4350.52	497	501.27	501.27	1	96(i)
24	Kuldeep S/o Rajkumar	1214.01	144.58	138.25	138.25	1	249(R)
25	Narender S/o Bachan Singh	3844.65	439.21	439.21	277.56	1	7 (I)
26	Kapil S/o Subhash	2529.37	288.95	297.56	148.78	2	164 (R)
					148.78		165 (R)
27	Puspadevi W/o Radhey Shyam	404.7	46.23	46.23	276.48	1	26(I)
	Neelam W/o Sudesh			142.58			
	Sudesh Kumar S/o Nahar Singh			29.07			
	Kavita W/o Kuldeep			58.6			
28	Raj Kumar & Anil Kumar S/o Sube Singh			166.44	276.48	1	27(i)
	Kavita W/o Kuldeep			110.04			

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29	Narender S/o Bachan Singh			161.44	277.56	1	8 (I)
	Priyanka W/o Akash Yadav,			116.12			
30	Mahender S/o Vijender			59.5	83.74	1	216(R)
	Geeta Devi W/o Deep Chand			24.24			
				Total	12530.7	46	


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman