



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-YNR-298-2022 dated 25.03.2022 valid upto
23.12.2026

Project: "FLOWER VALLEY" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 2.7625 Acres having licence no. 190 of 2025 dated 08.10.2025 valid upto 07.10.2030 (in addition to licence no. 118 of 2021 dated 24.12.2021 & 176 of 2022 dated 03.11.2022) situated in the revenue estate of Village Haluwala, Sector 25, Yamunanagar.

Promoter: Jayant Buildhome Private Limited, J-221, Sarita Vihar, New Delhi-110076.

The application of the promoter for registration of additional area measuring 2.7625 acres was placed before the Authority in its meeting held on 11.03.2026 vide Item No. 315.03 (x) wherein the Authority decided to grant registration for the additional area. Revised proforma A to H, REP II and the revised layout plan, zoning plan and Payment Plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- I. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account which was opened at the time of earlier registration no. HRERA-PKL-YNR-298-2022. The Promoter is 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 mentioned in the payment plan, shall be payable by the allottees.

h

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- III. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- IV. Promoter shall also submit a copy of revised 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. 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.
- VI. 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.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-YNR-298-2022 dated 25.03.2022 valid upto 23.12.2026 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

Haryana Government Gazette

EXTRAORDINARY

Published by Authority

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No. 83-2018/Ext.] CHANDIGARH, WEDNESDAY, MAY 16, 2018 (VAISAKHA 26, 1940 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA

Notification

The 16th May, 2018

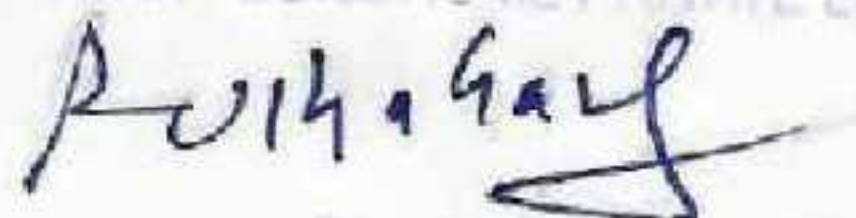
No. 1082 RERA PKL/2018.— In exercise of the powers conferred on it under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Panchkula hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), First amendment Regulations, 2018.
- (b) These amendment Regulations are meant to revise the Proforma REP-I Part A to Part-G with the objective of making it comprehensive and easy to fill up.
- (c) These amendment Regulations will come into force from the date of their notification in the Official Gazette;
2. (a) In Regulation 16 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words ".....Form REP-I Part A to Part G,"the following words shall be read "Revised Form REP-I Part A to Part-H.....".
- (b) In Regulation 17 of the Haryana Real Estate Regulatory Authority, Panchkula, (Registration of Projects), Regulations, 2018, for the words ".....Form REP-I Part A to Part G," following words shall be read "Revised Form REP-I Part A to Part-H.....".
- (c) Forms REP-I Part-A to Part-G of the Regulations shall be substituted by the revised Forms REP-I Part-A to Part-H.

RAJAN GUPTA,
Chairman,
Real Estate Regulatory Authority,
Panchkula.

For JAYANT BUILDHOME PRIVATE LIMITED



Director/Authority (1837)

Forwarding letter and Index

From

Jayant Buildhome Private Limited
J-221, Sarita Vihar,
New Delhi-110076

To

The Haryana Real Estate Regulatory Authority,
Panchkula.

Subject: Application for registration of real estate project.

Sir,

Enclosed is an application for registration of real estate project named "**FLOWER VALLEY**", located at **Village- Haluwala, Sector-25, Tehsil- Jagadhari & District- Yamuna Nagar, Haryana.**

All parts REP-I-A to REP-I-H duly filed up, along with annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr. No.	Forms	
	Form No.	Pages
1	REP - I	

(Change page number as per actual)

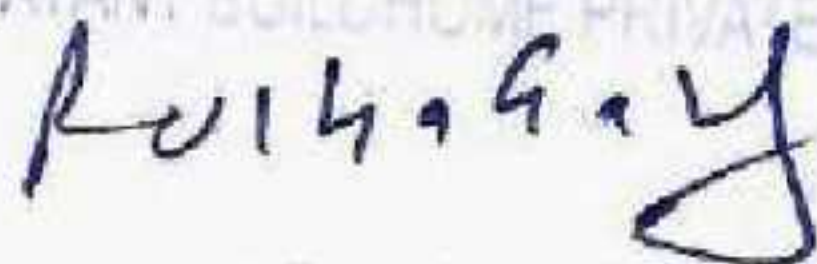
Dated:

Signature of the applicant

Mobile No. 9711012419

Email ID jayantbuildhome@gmail.com

For JAYANT BUILDHOME PRIVATE LIMITED



FORM REP-I

Part-A

In case the applicant is a Company:

1. Name and registered address of the company
(Annex copy of the registration certificate
in folder A)

Jayant Buildhome Private Limited

**J-221, Sarita Vihar,
New Delhi-110076**

Phone (Landline) **011-41078899**
Phone (Mobile) **9711012419**
Email Id **jayantbuildhome@gmail.com**
Website

PAN No. **AABCJ9855E**
(Annex a copy in folder A)
CIN No. **U45200DL2008PTC176421**
(Annex a copy in folder A)

2. Managing Director:



Name **ADITYA GARG**

Residential Address **H.NO. 436, SECTOR-17,
FARIDABAD (HARYANA)**

Phone (Landline)

Phone (Mobile) **97110124719**

Email Id

PAN No. **BKVPG2956B**
(Annex a copy in folder A)
Aadhar No. **4982 6519 0534**
(Annex a copy in folder A)

3. Authorised representative for correspondence with the Authority:



Name **KAPILGOYAL**

Residential Address **H.No.- 5/90, Anaj Mandi, Old
Faridabad (Haryana)**

Phone (Landline)

Phone (Mobile) **9810773333**

Email Id **Kkapil08@gmail.com**

PAN No. **ANBPG7075P**

For JAYANT BUILDHOME PRIVATE LIMITED

Aditya Garg
Director/Authorised Representative (IES)

(Annex a copy in folder A)

Aadhar No. 9281 5719 2858

(Annex a copy in folder A)

4. Director 1:



Name **PRINCE CHHABRA**
 Residential Address **FLAT NO. 1315, SILVER TONE
 SOCIETY, SECTOR-48 B
 CHANDIGARH- 160047**

Phone (Landline)

Phone (Mobile)

Email Id

PAN No. **AHBPC3878N**

(Annex a copy in folder A)

Aadhar No. **5336 1626 4174**

(Annex a copy in folder A)

5. Director 2:



Name **ADITYA GARG**
 Residential Address **H.NO. 436, SECTOR-17,
 FARIDABAD (HARYANA)**

Phone (Landline)

Phone (Mobile) **9711012419**

Email Id

PAN No. **BKVPG2956B**

(Annex a copy in folder A)

Aadhar No. **4982 6519 0534**

(Annex a copy in folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Date: .19.07.2024

For JAYANT BUILDHOME PRIVATE LIMITED

Aditya Garg
 Director/Author. Signatory (IES)

Signature of the applicant/
 authorised representative

Stamp

Date: **07.03.2026**

FORM REP-I

Part-A

Location and address of the project:

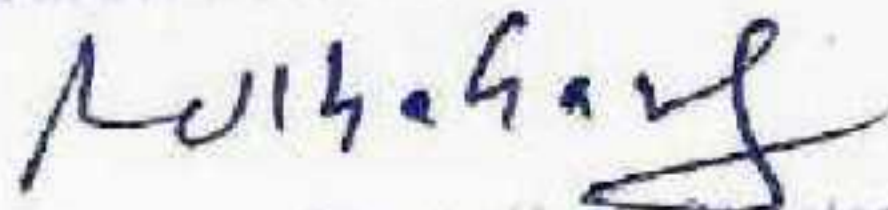
"FLOWER VALLEY"

1. Name of the project **JAYANT BUILDHOME PVT. LTD.**
2. Address of the site of the project
(Annex proof in folder A) **Village- Haluwala
Sector-25,
Tehsil-Jagadhari
District-Yamuna nagar**
3. Contact details of the site office of the project:
- | | |
|------------------|---------------------------------|
| Phone (Landline) | |
| Phone (Mobile) | 9728905241 |
| Email | jyantbuildhome@gmail.com |
4. Contact person at the site office:
- | | |
|------------------|---------------------------------|
| Name | PRADEEP KHANNA |
| Phone (Landline) | |
| Phone (Mobile) | 9728905241 |
| Email Id | jyantbuildhome@gmail.com |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant/
authorised representative
Stamp.....
Date: **07-03-2018**

For JAYANT BUILDHOME PRIVATE LIMITED



Director/Auth. Signatory (IES)

FORM REP-I

Part-A

Fee details:

As per sub-rule (2) of Rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

.....

2. The aforesaid fees amounting to Rs.has been transferred from the applicant's Account No. MICR No. to the account number of HRERA, Panchkula

Or

The aforesaid fees is hereby deposited vide Draft/ Banker's Cheque No. **016558**, date **18.12.2025** drawn on **HDFC Bank (Bank)** amount **56,000 /-**

Signature of the applicant

Mobile No. 9711012419

Email ID jayantbuildhome@gmail.com

For JAYANT BUILDHOME PRIVATE LIMITED

Ashish Garg

Director/Authorized Signatory (IES)

FORM REP-I

Part-B

Information relating to the project land and licenses:

- | | | |
|----|--|--|
| 1. | Land area of the project | 18.6125 (Acres) |
| 2. | Permissible FAR | 2.0 |
| 3. | FAR proposed to be utilized in the project | 2.0 |
| 4. | Total licensed area,
if the land area of the present project is a part thereof. | 18.6125 Acres |
| 5. | License number granted by the Town
& Country Planning Department for the project.
(Annex copy in folder B) | 118 OF 2021
DATED 24.12.2021
AND 190 OF 2025
DATED 08.10.2025 |
| 6. | Is the applicant owner-licensee of the land
for which the registration is being sought. | YES |

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/authorized representative

Stamp

Date 07-03-2026

For JAYANT BUILDHOME PRIVATE LIMITED

Rishi Garg

Director/Auth. Signatory (IES)

FORM REP-I

Part-C

Project details:

1. Estimated cost of the project: **4690.00 Lakhs**
(Annex a copy of the project report Folder C)
- (i) Cost of the land (if included in the estimated cost) **1220 Lakhs**
- (ii) Estimated cost of construction of apartments/villas **500 Lakhs**
- (iii) Estimated cost of infrastructure and other structures **2170.00 Lakhs**
- (iv) Other Costs including EDC, Taxes, Levies etc. **800.00 Lakhs**

2. The total land of the project measuring 18.6125 Acres will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (acres)
1	Plots to be sold	9.05 Acres
2	Construction of apartments	0.60 Acres
3	Roads	4.8546 Acres
4	Pavements	NIL
5	Parks and playgrounds	1.3485 Acres
6	Green belts	NIL
7	Vehicle parkings	NIL
8	Electricity sub-station	NIL
9	Club house	NIL
10	Sewage and solid waste treatment facility	0.111 Acres
11	Area to be left for transferring to the Government for community services	1.877 Acres
12	Area Under UD	0.105 Acres
13	Area Under Commercial	0.617 Acres
14	Area Under UGT	0.0494 Acres
	Total	18.6125 Acres

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
Roads	Existing Project Connectivity	Not Required
Water supply	CGWA	To Be Taken
Electricity	UHBVN	To Be Taken

For JAYANT BUILDHOME PRIVATE LIMITED

Rulka Gay

Director/ Auth. Signatory (IES)

Sewage disposal	HUDA	To Be Taken
Storm water drainage	HUDA	To Be Taken

For JAYANT BUILDHOME PRIVATE LIMITED

AJ14 - Jay

Director (Auth. Signatory) (IES)

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (Within the project area only)	Remarks Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	Internal roads and pavements	380.00 Lacs	YET TO BE PREPARED
2	Water supply system	330.00 Lacs	YET TO BE PREPARED
3	Storm water drainage	221.65 Lacs	YET TO BE PREPARED
4	Electricity supply system	52.35 Lacs	YET TO BE PREPARED
5	Sewage treatment & Garbage disposal	140.20 Lacs	YET TO BE PREPARED
6	Street lighting	30.50	YET TO BE PREPARED
7	Security and fire fighting	NIL	NOT APPLICABLE
8	Play grounds and parks	38.50 Lacs	YET TO BE PREPARED
9	Club house/ Community Centre	NIL	NOT APPLICABLE
10	Shopping area	NIL	NOT APPLICABLE
11	Renewable energy system	NIL	NOT APPLICABLE
12	School	NIL	NOT APPLICABLE
13	Hospital/ Dispensary	NIL	NOT APPLICABLE
14	Horticulture	NIL	NOT APPLICABLE
15	Maintenance (5 Years)	180.00 Lacs	YET TO BE PREPARED
16	Boundary Wall	550.00 Lacs	YET TO BE PREPARED
17	Earth Filling	247.00 Lacs	YET TO BE PREPARED
	TOTAL	2170.00 Lacs	

(Add/delete as per actual)

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. 08.10.2025

6. Date of approval of Building Plans/ Standard Designs N.A

7. New projects:

i. Likely date of starting the construction work/Development work 01-04-2026

ii. Likely date of completing the project 23-12-2026

iii. Sizes of the plots to be offered in the project

Plot size	Number of plots in the project
(i) 89.634 Sq. Mt.	5 Nos.
(ii) 122.348 Sq. Mt.	1 Nos.
(iii) 104.213 Sq. Mt.	3 Nos.

For JAYANT BUILDHOME PRIVATE LIMITED

Ashish

Director (IES)

(iv) 127.72 Sq. Mt.	4 Nos.
(v) 113.497 Sq. Mt.	1 Nos.
(vi) 116.11 Sq. Mt.	3 Nos.
(vii) 146.88 Sq. Mt.	2 Nos.
(viii) 149.97 Sq. Mt.	24 Nos.
(ix) 134.821 Sq. Mt.	1 No.
(x) 134.64 Sq. Mt.	3 Nos.
(xi) 150.00 Sq. Mt.	3 Nos.
(xii) 112.00 Sq. Mt.	4 Nos.
(xiii) 131.51 Sq. Mt.	5 Nos.
(xiv) 114.52 Sq. Mt.	64 Nos.
(xv) 108.50 Sq. Mt.	46 Nos.
(xvi) 91.00 Sq. Mt.	27 Nos.

(Add/delete as per actual)

iv. Type of apartments /Villas to be constructed in the project:

Type	Carpet area	Number of apartments/Villas	Number of towers
N.A.	N.A.	N.A.	N.A.
N.A.	N.A.	N.A.	N.A.

(Add/ delete rows as per actual)

(vi) Quarterly schedule of development of the project:

(c) Apartments:

Particulars	Expenditure incurred till the date of application					Grand Total
		Jan-Mar 2026	Apr-June 2026	July-Sep 20 26	Oct-Dec 20 26	
Apartments/Villas	NIL	NIL	166.66	166.66	166.66	500.00
Shops/Booths	NIL	NIL	NIL	NIL	NIL	NIL
Plots	NIL	NIL	NIL	NIL	NIL	NIL

For JAYANT BUILDHOME PRIVATE LIMITED

Pulhagan

Director/Auth. Signatory (IES)

(d) Infrastructure:

Particulars	Expenditure incurred till the date of application					Grand Total
		Jan-Mar 2026	Apr-Jun 2026	July-Sept 2026	Oct-Dec 2026	
Roads & Pavements	NIL	NIL	126.66	126.66	126.66	380.00 Lacs
Water supply system	NIL	NIL	110.00	110.00	110.00	330.00 Lacs
Sewerage treatment & garbage disposal	NIL	NIL	46.73	46.73	46.73	140.20 Lacs
Electricity supply system	NIL	NIL	17.45	17.45	17.45	52.35 Lacs
Storm water drainage	NIL	NIL	73.88	73.88	73.88	221.65 Lacs
Parks and playgrounds	NIL	NIL	12.83	12.83	12.83	38.50 Lacs
Club house/ community centres	NIL	NIL	NIL	NIL	NIL	NIL
Shopping area	NIL	NIL	NIL	NIL	NIL	NIL
Street Lighting	NIL	NIL	10.16	10.16	10.16	30.50 Lacs
EARTH FILLING	NIL	NIL	82.33	82.33	82.33	247.00 Lacs
Boundary Wall	NIL	NIL	183.33	183.33	183.33	550.00 Lacs
Maintenance	NIL	NIL	60.00	60.00	60.00	180.00 Lacs
TOTAL						2170.00 Lacs

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

For JAYANT BUILDHOME PRIVATE LIMITED

Aulha Garg

Signature of the applicant/

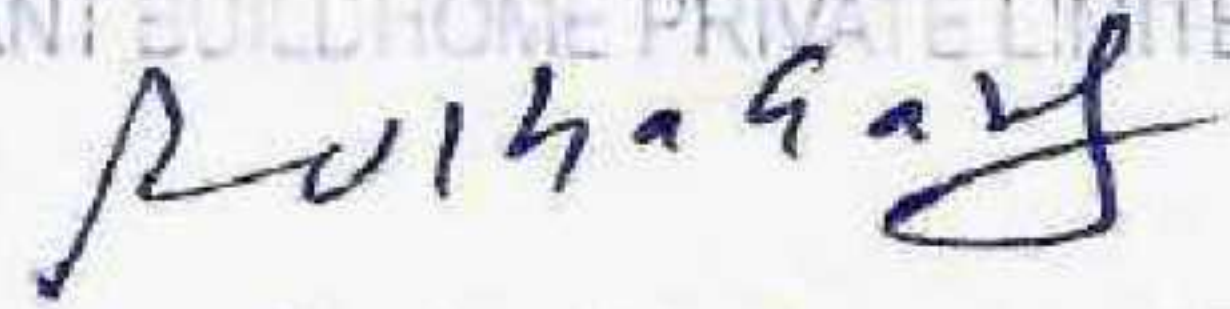
Director/Auth. Signatory (IES)

authorized representative

Stamp

Date ...07-03-2026.....

For JAYANT BUILDHOME PRIVATE LIMITED



Director/Auth. Signatory (IES)

FORM REP-I

Part-D

Accounts related information:

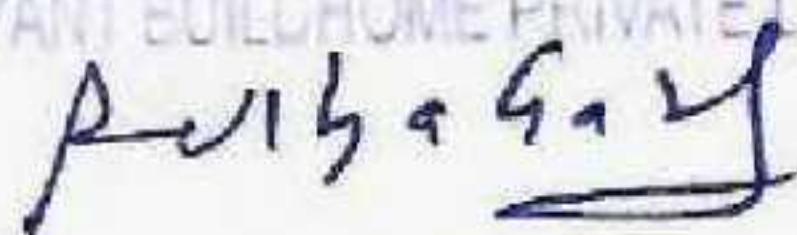
1. Annex copy of the balance sheet of last 3 years Attached in folder D
2. In case of on-going projects, annex cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. Annexure...N.A.....in folder D
**NOT APPLICABLE
(NEW PROJECT)**
3. Bank account to which the deposits received from apartment buyers will be credited
- | | |
|--|---|
| <input type="checkbox"/> Bank and Branch address | HDFC Bank, Sarita Vihar, New Delhi |
| <input type="checkbox"/> Bank Account Number | 50200065444081 |
| <input type="checkbox"/> IFSC code | HDFC0000480 |
| <input type="checkbox"/> MICR code | 110240072 |
| <input type="checkbox"/> Branch code | 480 |
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)
- PRINCE CHHABRA(FLAT NO. 1315, SILVER TONE SOCIETY, SECTOR-48B, CHANDIGARH-160047,
AND
MR. ADITYA GARG (H.NO. 436, SECTOR-17, FARIDABAD**
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)
- "CA Certificate Attached"**

Signature

Seal

Date ..07-03-2026.....

For JAYANT BUILDHOME PRIVATE LIMITED



Director/Auth. Signatory (IES)

FORM REP-I

Part-E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

- | | | |
|-------|---|----------------|
| (i) | Lay out Plan. | YES ATTACHED |
| (ii) | Demarcation Plan. | YES ATTACHED |
| (iii) | Zoning Plan. | YES ATTACHED |
| (iv) | Building Plan. | NOT APPLICABLE |
| | <input type="checkbox"/> Site Plan. | NOT APPLICABLE |
| | <input type="checkbox"/> Floor Plan | NOT APPLICABLE |
| | <input type="checkbox"/> Apartment Plans. | NOT APPLICABLE |
| | <input type="checkbox"/> Elevation Section. | NOT APPLICABLE |
| | <input type="checkbox"/> Detail of Permissible FAR. | NOT APPLICABLE |
| | <input type="checkbox"/> Detail of covered area achieved FAR. | NOT APPLICABLE |

2. Annex copies of following in folder E:

All service estimates to be submitted

- | | | |
|-------|---|-------------------|
| i. | Roads and pavement plan | NOT SUBMITTED YET |
| ii. | Electricity supply plan | NOT SUBMITTED YET |
| iii. | Water supply plan | NOT SUBMITTED YET |
| iv. | Sewerage and garbage disposal plan | NOT SUBMITTED YET |
| v. | Storm water drainage | NOT SUBMITTED YET |
| vi. | 10% land to be transferred to the Govt. for
Community facility | NOT SUBMITTED YET |
| vii. | Street lighting plan | NOT SUBMITTED YET |
| viii. | Parking plan
(Add/delete as per actual) | NOT SUBMITTED YET |

3. That the following statutory approvals have already been obtained:

- i. **License**
- ii. **Layout Plan**
- iii. **Demarcation-cum- Zoning Plan**

4. That the following statutory approvals have been applied for but are yet to be received:

- i. (Give date when filed)
- ii.
- iii.
- iv.
- so on

For JAYANT BUILDHOME PRIVATE LIMITED

Aulha Garg
Director/Authorized Signatory (IFS)

5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:

- i. **Service Estimates** (Give date by which it will be filed)
- ii. **Electricity Plan**

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature

Seal

Date ..07-03-2016.....

For JAYANT BUILDHOME PRIVATE LIMITED

Ashok Garg

Director/Authorizatory (IES)

FORM REP-1

Part-F

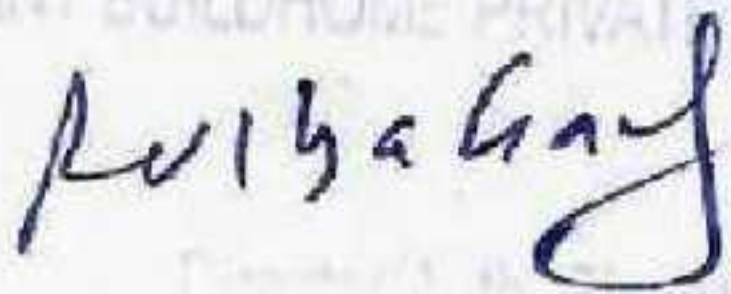
1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. YES attached in Annexure folder -F-1
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) YES attached in Annexure folder -F-2
3. Gist of the important provisions of the Draft Agreement YES attached in Annexure folder -F-3

Signature

Seal

Date 07-03-2026

For JAYANT BUILDHOME PRIVATE LIMITED



FORM REP-I

Part-G

Projects launched by the promoter in last five years:

1. Name and location of the project **Flower Valley" located at Sector-25, Jagadhari, Yamuna Nagar Haryana**
2. Particulars of the project in brief:
 - ii. Total area of the project **15.85 Acres**
 - iii. Total number of apartments/units/SCO **NIL**
 - iv. Total number of plots **226 Nos.**
3. The number of SCO Plots booked/sold to the allottees:
 - (a) SCO's **N.A.**
 - (b) Plots SCO **200 Nos.**
4. (i) Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)	3850 Lacs	N.A.	0 Lacs
Cost of the apartments/SCO	500 Lacs	N.A.	NIL
Cost of the infrastructure	1750 Lacs	N.A.	0 Lacs
Others costs/Land Cost	600 Lacs	N.A.	N.A.

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **5262.59 Lacs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **24.09 Lacs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **NO**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **NO**
9. Whether any litigation is pending against the Project: Yes/No (If yes-give annex details in folder G) **NO**
10. Initial date of completion of the project. **23rd December, 2026**
11. Likely date of completion of the project. **23rd December, 2026**

(Similar details may be given in respect of code of the projects launched by the applicant promoter in last 5 years)

Undertaking

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant/
authorized representative

Stamp

Date **07-03-2026**

For JAYANT BUILDHOME PRIVATE LIMITED

Roha Garg

Director/Auth. Signatory (IES)

FORM REP-I

Part-G

Projects launched by the promoter in last five years:

1. Name and location of the project **Flower Valley" located at Sector-25, Jagadhari, Yamuna Nagar Haryana**
2. Particulars of the project in brief:
 - ii. Total area of the project **5.66875 Acres**
 - iii. Total number of Villas **0**
 - iv. Total number of plots **134 Plots**
3. The number of plots/ villas booked/sold to the allottees:
 - (a) Villas **0 Villas**
 - (b) Plots **100 Plots**
4. (i) Details of the expenditure incurred upto date:

	Initially estimated cost	Revised cost	Expenditure incurred upto the date of application
Total cost of the project (Other than cost of land)			585 LACS
Cost of the apartments			0
Cost of the infrastructure			566 LACS
Others costs/Land Cost			347.70 LACS

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **748.14 LAKHS**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **NIL**
9. Whether any litigation is pending against the Project: Yes/No **NO**
(If yes-give annex details in folder G)
10. Initial date of completion of the project. **02.11.2027**
11. Likely date of completion of the project. **02.11.2027**

(Similar details may be given in respect of code of the projects launched by the applicant promoter in last 5 years)

Undertaking

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For JAYANT BUILDHOME PRIVATE LIMITED

Rishabh

Director/Auth. Signatory (IES)

Signature of the applicant/
authorized representative

Stamp

Date **02-03-2016**

FORM REP-I

Part - H

NOT APPLICABLE

SPECIFICATION OF CONSTRUCTION

Specification of apartments and other buildings including the following:

1.	Flooring details of various parts of the house		
2.	Wall finishing details		
3.	Kitchen details		
4.	Bathrooms fittings		
5.	Wood works and		
6.	Doors and window frames (size and quantity)		
7.	Glass works		
8.	Electrical fittings		
9.	Conduiting and wiring details		
10.	Cupboard details		
11.	Water storage		
12.	Lift details		
13.	External glazings		
	13.1	Windows/ glazings	
14.	Doors		
	14.1	Main door	
	14.2	Internal doors	
15.	Air conditioning		
16.	Electrical fittings		
17.	CNG pipe line		
18.	Provision of wi-fi and broad band facility		
19.	External finishing / Colour scheme		
20.	Internal finishing		

FOR JAYANT BUILDHOME PRIVATE LIMITED

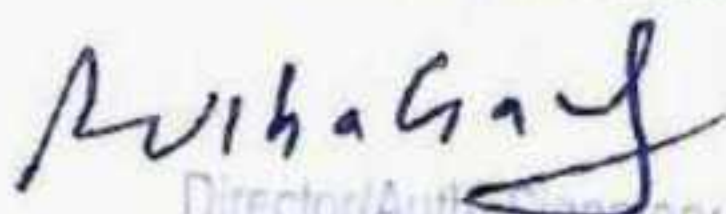
Pulhagaf
Director/Aut. Secretary (ES)

**NOT
APPLIC
ABLE**

SPECIFICATION UNIT WISE

1.	Living/ Dining/ Foyer/ Family Lounge	
1.1	Floor	
1.2	Walls	
1.3	Ceiling	
2.	Master Bed room/ Dress room	
2.1	Floor	
2.2	Walls	
2.3	Ceiling	
2.4	Modular Wardrobes	
3.	Master Toilet	
3.1	Floor	
3.2	Walls	
3.3	Ceiling	
3.4	Counters	
3.5	Sanitary ware/ CP Fittings	
3.6	Fitting/ Fixures	
4.	Bed Rooms	
4.1	Floor	
4.2	Walls	
4.3	Ceiling	
4.4	Wardrobes	
5.	Toil et	
5.1	Floor	
5.2	Walls	
5.3	Ceiling	
5.4	Counters	

For JAYANT BUILDHOME PRIVATE LIMITED

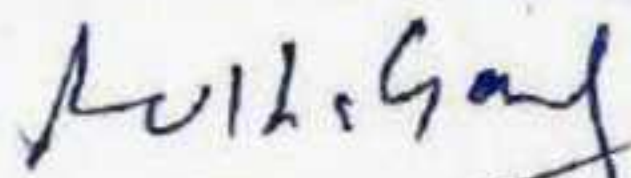


Director/Auth. Signatory (IES)

	5.5	Sanitary Ware/ CP Fittings	
	5.6	Fixtures	
6.	Kitchen		
	6.1	Floor	
	6.2	Walls	
	6.3	Ceiling	
	6.4	Counters	
	6.5	Fixures	
	6.6	Kitchen appliances	
7.	Utility rooms/ utility balcony/ toilet		
	7.1	Floor	
	7.2	Walls & ceiling	
	7.3	Toilet	
	7.4	Balcony	
8.	Sit-Outs		
	8.1	Floor	
	8.2	Walls & ceiling	
	8.3	Railings	
	8.4	Fixures	

56280—C.S.—H.G.P., Chd.

For JAYANT BUILDHOME PRIVATE LIMITED



Director/Aud. Signatory (IES)

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1590/JD(SP)/2026/ 5479 Dated 16-02-2026

To

Jayant Buildhome Pvt. Ltd.,
J-221, Sarita Vihar, New Delhi-110076.

Subject:- Approval of Revised Layout-cum-demarcation plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) for additional area measuring 2.7625 acres bearing license no. 190 of 2025 dated 08.10.2025 granted in addition to license no. 118 of 2021 dated 24.12.2021 and 176 of 2022 dated 03.11.2022 over an measuring 21.51875 acres, thereby totaling to 24.28125 acres in Sector-25, Yamuna Nagar.


Reference:- Your application dated 02.12.2025 & 22.01.2026 on the subject cited above.

Please find enclosed copies of approved revised layout-cum-demarcation plan and Demarcation-cum-zoning plan of Affordable Residential Plotted colony measuring 24.28125 acres bearing License No. 190 of 2025 dated 08.10.2025, 176 of 2022 dated 03.11.2022 & 118 of 2021 dated 24.12.2021 in Sector-25, Yamuna Nagar.

The details of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) are given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Revised Layout-cum-Demarcation Plan	DTCP-11883	13.02.2026
2.	Demarcation-cum-Zoning Plan	DTCP-11884	13.02.2026


DA/As above


(Babita Gupta)
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1590/JD(SP)/2026/ _____ Dated:- _____

Copies of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) are forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Yamuna Nagar.
3. PM (IT), Nodal Officer, for updation the department website.
DA/As above.


(Babita Gupta)
District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

50M WIDE GREEN BELT
(Including 12M wide Service Road)

75M WIDE PROPOSED PERIPHERY ROAD

50M WIDE GREEN BELT
(Including 12M wide Service Road)

50M WIDE GREEN BELT
(Including 12M wide Service Road)

Area under Green Area					
Park-3	0.097	X	1	=	0.097 Acres
Park-4	0.057	X	1	=	0.057 Acres
Park-5	0.046	X	1	=	0.046 Acres
Total Green Area				=	0.200 Acres

Density Calculation					
Total Density	404	X	18	=	7272 (4 Persons per Plot)
	7272	X	24,08,875	=	382,197 PPA
Against 240 to 400 PPA Permissible					

AREA STATEMENT

	Already Approved (11,005+5,66875)	New Additional (2,5625 + 0,20627)	Total Land
TOTAL AREA OF THE SCHEME	= 21,51875 Acres	= 2,7625 Acres	= 24,28125 Acres (A)
AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT	= 0,2250 Acres	= 0,00 Acres	= 0,2250 Acres
SPS OF AREA FALLING UNDER 30M WIDE ROAD & GREEN BELT	= 0,1125 Acres	= 0,00 Acres	= 0,1125 Acres (B)
BALANCE AREA (A-B)	= 21,40625 Acres	= 2,7625 Acres	= 24,16875 Acres
AREA UNDER D.D	= 0,185 Acres	= 0,00 Acres	= 0,185 Acres
NET PLANNED AREA	= 21,30125 Acres	= 2,7625 Acres	= 24,06375 Acres
AREA UNDER COMMERCIAL 4% PERMISSIBLE	= 0,746 Acres	= 0,00 Acres	= 0,746 Acres
AREA UNDER PLOTS @ 61% PERMISSIBLE	= 11,200 Acres	= 1,691 Acres	= 12,891 Acres
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	= 11,946 Acres	= 1,691 Acres	= 13,637 Acres
TOTAL GREEN AREA @ max. 7.50% PERMISSIBLE	= 1,682 Acres	= 0,298 Acres	= 1,980 Acres
AREA UNDER COMMUNITY SITE @ max. 10.0% PERMISSIBLE	= 2,154 Acres	= 0,286 Acres	= 2,440 Acres

Area under plots Already Approved to layout Curc Destination plan			
	389	=	45895,900 Sq.Mt
	08	=	11,341 Acres

Plots deleted from Already Approved Destination Plan			
Plot No- 209 & 210	= 7,00	=	14,356
Plot No- 152	=	Old Size	= 118.81
Plot No- 198	=	Old Size	= 180.12
Plot No- 191	=	Old Size	= 172.80
Total deletion		= 5	= 569,594 Sq.Mt

New proposed Plots			
Cat	Size	No	Area
J	6.27	3	312,630 Sq.Mt
K	6.11	5	448,165 Sq.Mt
L	8.24	1	122,347 Sq.Mt
M	8.00	35	5785,00 Sq.Mt
N	7.44	4	562,864 Sq.Mt
O	7.00	2	200,000 Sq.Mt
Total Area		= 58	= 6845,946 Sq.Mt
		08	= 1,691 Acres

To be read with Licence No. 118 of 2021 dated 24-12-2021 and existing licence No. 118 of 2021 dated 24-12-2021 & No. 176 of 2022 dated 03-11-2022.

This plan is submitted for an additional area measuring 2,7625 acres (2,5625+0,20627) (Drawing No. 10/176-2022) in addition to already licenced Residential Plotted Colony under Deen Dayal Jan Awas Yojna (DDJAY) area measuring 21,51875 acres (21,40625+0,1125) (Licence No. 118 of 2021 dated 24-12-2021) for 2,5625 acres, thus making the total scheme of 24,28125 acres in the revenue colony of village Haluwala, Tehsil Jagadhari, District Yamunanagar, Haryana being developed by Jayant Buildhome Pvt. Ltd. in terms approved subject to the following conditions:

1. That this Revised layout plan shall be read in conjunction with the clauses appearing in the agreement submitted under Rule 11 and the historical agreement.
2. That the entire area of the colony shall be covered 100% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the destination plan as per size of all the 24,28125 Hectare and Commercial plots shall be approved from the Department and construction on these plots shall be governed by the Haryana Building Code, 2017 and the zoning Plan approved by the District Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area approved in the colony, the applicant shall abide by the directions of the DTCP/Haryana for the modification of layout plan of the colony.
5. That the revenue maps relating to the colony shall be kept free for consultation/revision as shown in the layout plan.
6. That the applicant shall abide by the directions of the DTCP, Haryana and accordingly shall ensure that necessary changes in the layout plan for making any adjustment in the alignment of the residential roads, external road provision or for proper integration of the planning proposals of the adjoining areas.
7. That no property plot shall derive access directly from the carriage way of 18 meters or wider under road if available.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the applicant. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector or the Director of the District Town and Country Planning, Haryana or its authorized with terms and conditions of the agreement of the license.
9. At the time of preparation plan, it required provision of capped open space is 1000sqm, the same will be provided by the applicant to the Haryana Urban Development Authority/Collector.
10. No part of the area under this plan shall be used for any other purpose which may require a different plan width of 18 meters or more.
11. Any vacant area over and above the permissible 4% under commercial use shall be reserved to be open space.
12. The portion of the underdevelopment plot shall comply with as provided in the Development Plan of applicable, which form part of the license area shall be transferred free of cost to the government on the date of license (if bought) or on 01-01-2025.
13. That the applicant shall ensure that the proposed layout plan shall be in accordance with the provisions of the Haryana Urban Development Authority/Collector or the Director of the District Town and Country Planning, Haryana or its authorized with terms and conditions of the agreement of the license.
14. That you will have no objection to the regularization of the boundaries of the license through your joint letter with the local Panchayat/Block office to ensure in the interest of proper planning and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/State Govt. norms as applicable.
16. That the applicant shall use only light-emitting diodes (LED) lighting for street lighting or well or common lighting.
17. That the applicant shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22-12-2021 (SP/04) dated 21-03-2022 issued by Haryana Government, Renewable Energy Department.
18. That the applicant shall strictly comply with the Haryana Building Code, 2017 and the Haryana Urban Development Authority/Collector or the Director of the District Town and Country Planning, Haryana or its authorized with terms and conditions of the agreement of the license.

ALREADY LICENCED LAND AREA MEASURING 16.85 Acres (Licence No- 118 of 2021 Dated 24-12-2021)

ALREADY LICENCED LAND AREA MEASURING 1.81875 Acres (Licence No-176 of 2022 dated 03-11-2022)

NEW ADDITIONAL LAND APPLIED FOR LICENCED AREA MEASURING 0.20625 Acres

PLOTS FREED UP BY THE SHIFTING OF 15M E.T. LINE

REVISED AREA = 6845,946 Sq.Mt

REVISED / ADDITIONAL LAYOUT PLAN 2.7625 ACRES LAND FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) IN ADDITION TO ALREADY LICENCED LAND OF 21.51875 Acres (5.66875 Acres (Licence No-176 of 2022 dated 03-11-2022) + 15.85 Acres (LICENCE No- 118 OF 2021 DATED 24-12-2021), NOW THE TOTAL AREA IS 24.28125 ACRES, UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR-25, VILLAGE-HALUWALA, TEHSIL-JAGADHARI, DISTRICT- YAMUNANAGAR, HARYANA BEING DEVELOPED BY JAYANT BUILDHOME PVT.LTD.

Architect

 Ar. Parveen Kumbaj
 71882662694

Authorized Signatory

 Jayant Buildhome Pvt. Ltd.
 Auth. Signatory

Scale: 1:1000
 SHEET NO: 1

North Arrow

Scale: 1:1000

SHEET NO: 1


 JAYANT BUILDHOME PVT. LTD.

JAYANT BUILDHOME PRIVATE LIMITED

PROJECT: FLOWER VALLEY

VILLAGE- HALUWALA, SECTOR-25, TEHSIL- JAGADHRI,
DISTRICT- YAMUNA NAGAR, HARYANA

PAYMENT PLAN	
DEVELOPMENT LINKED PAYMENT PLAN	
PLOT SIZE	_____ SQ.YARDS (_____ SQ. METERS)
AT THE TIME OF BOOKING	10%
UPON PAYMENT OF 10%	BBA will get issued within 45 days
UPON START OF EARTH FILLING	10%
UPON START OF SEWERAGE WORKS	10%
UPON START OF STORM WATER LINE	10%
UPON START OF LAYING OF WATER SUPPLY LINE	10%
UPON START OF INTERNAL ROAD WORKS	20%
UPON START OF ELECTRIFICATION WORKS	10%
UPON START OF LANDSCAPE WORKS	10%
ON RECEIVING OF COMPLETION CERTIFICATE OR OFFER OF POSSESSION	10%
ADDITIONAL COST	
I.F.M.S	Rs. 100/- per sq yd.
Monthly Maintenance Charges	Rs. 3/- per sq yd.
NOTE:-	
*THE ABOVE PAYMENT PLAN ARE INCLUSIVE OF EDC & IDC. ANY ENHANCEMENT IN EDC/IDC, ANY GOVT. TAXES/CHARGES/LEVIES (IF ANY) THEREOF BY THE CONCERNED AUTHORITY, THE SAME SHALL BE CHARGED EXTRA ON PRO-RATA BASIC	
*POSSESSION DATE WILL BE 6 TO 9 MONTHS FROM THE DATE OF START OF DEVELOPMENT WORK FOR THE PROJECT SUBJECT TO FORCE-MAJEURE CONDITIONS.	
* ALL PAYMENTS MUST BE MADE BY CHEQUE/D.D ONLY IN FAVOUR OF "M/s JAYANT BUILDHOME PVT. LTD."	

For JAYANT BUILDHOME PRIVATE LIMITED
Wijagang
Director/Auth. Signatory (IES)

Affidavit



Indian-Non Judicial Stamp Haryana Government



Date : 11/03/2026

Certificate No. E0K2026C646



Stamp Duty Paid : ₹ 101

GRN No. 148535493



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Jayant Buildhome Pvt Ltd

H.No/Floor : J221

Sector/Ward : X

Landmark : X

City/Village : Sarita vihar

District : New delhi

State : Delhi

Phone : 75*****77



Purpose : AFFIDAVIT to be submitted at Haryana real estate regulatory authority

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Jayant Buildhome Private Limited, promoter of the proposed project through Mr. Aditya Garg duly authorized vide authorization dated 01.12.2025;

The Promoter, M/s Jayant Buildhome Private Limited having its registered office at J-221, Sarita Vihar, New Delhi-110076, is developing an Affordable Plotted Colony Project called "Flower Valley" situated



at Village- Haluwala, Sector-25, Yamuna Nagar, Haryana under License No. 190 of 2025 dated 08.10.2025.

I, Aditya Garg S/o Sh. Brij Bhushan Garg duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed a legal valid authentication of title of such land along with the authenticated copy of the title deed are enclosed herewith.
2. That the said land free from all encumbrances.

Further that the contents of the Affidavit SPA/GPA have been read out and explained to the Deponent's Executant who seemed/directly to understand the same at the time of registration & signing the document

JAYANT BUILDHOME PVT. LTD.
Aditya Garg
Authorized Signatory



3. That the time period within which the project shall be completed by promoter is 23-12-2026.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
 Verified by me at 11th on this March day of 2026.

JAYANT BUILDHOME PVT. LTD.
 Deponent
Rishi Garg
 Authorised Signatory

JAYANT BUILDHOME PVT. LTD.
 Deponent
Rishi Garg
 Authorised Signatory

