



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.06.2025.**

**Item No. 289.03**

(xiii) **Promoter:** Aggarsain Land Developers Pvt. Ltd.

**Project :** "Dream City" An Affordable Residential Plotted Colony (under DDJAY – 2016) to be developed on land measuring 16.08 acres situated in Village Ladwa, Sector – 1, Ladwa, Kurukshetra.

**Temp ID :** RERA-PKL-1694-2025

**Present:** Sh. Jyoti Sidana on behalf of the Promoter

- 1 This application is for registration of a new project "Dream City" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed over land measuring 16.08 acres situated in the revenue estate of Village Ladwa, Sector – 1, Ladwa, Kurukshetra. License No. 43 of 2025 dated 28.03.2025 valid upto 27.03.2030 has been granted by Town and Country Planning Department.
2. The application was examined and following observations were conveyed to the Promoter vide letter dated 03.06.2025:
  - i. Entry of license -- incorrectly mentioned at Serial no. 7 (vi) in REP – I (Part B).
  - ii. List of Professionals engaged by the Promoter to execute the development works alongwith their experience may be submitted.
  - iii. Since the Plots will be handed over by the Promoter to the Land owner / Licencees after the grant of completion certificate how do they propose to sell plots and deposit 70 % amount in the escrow account.
  - iv. Income Tax Returns of the last 3 years be submitted.
3. The promoter vide reply dated 03.06.2025 and 04.06.2025 has complied with all the above deficiencies.



4. After consideration, the Authority finds the project fit for registration subject to the following 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 day 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.
  - III. Both the Promoter and landowner/licensees 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 i.e. 45% of the developed area) 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 to cover the cost of construction and the land cost and shall be used only for that purpose only.
  - IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
  - V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3294 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.
  - VI. Promoter shall be solely responsible & Liable for giving physical possession to the respective allottees in the entire Licensed Project (including the share of Land Owners and the Promoter) i.e. 16.081 Acres, within the timelines as mentioned in the Plot Buyer Agreement.
  - VII. That the promoter shall not sell any part of the commercial site measuring 0.3294 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 45% of the commercial plotted area to the landowner





- (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- VIII. Promoter shall be solely liable for any delay in the project for the entire Saleable Area including the share of the Land Owners.
- IX. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- X. 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.
- XI. 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 domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- XII. Promoter shall be responsible for the maintenance and upkeep of services of the Project upto 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.
- XIII. That the below mentioned plots shall be handed over to the Landowner/ Licencees after the grant of completion certificate by the DTCP, Haryana.

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
1. Smt. Bala Devi	D	26-32	121.783	7	852.479
2. Sh. Rajiv Kumar	E	40-46, 56-62	140.566	14	1967.929
3. Smt. Kavita	I	47-55	115.062	9	1035.556
4. Smt. Divya	F	63-67	129.464	5	647.321
5. Sh. Vikram Singh - Mohit	II	68-70	112.565	3	337.695
6. Smt. Renu	J	71-100	143.488	30	4303.440
7. Sh. Mahender Singh	M	122-126	149.978	5	749.890



	O	155-158, 183-186 187-218	149.940	40	5997.600
	P	219-225	142.443	7	997.101
				120 Plots	16889.010 Sqm.

-Correcrion in REP I (part B) be incorporated by the office.

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



True copy

  
Executive Director,  
HIRERA, Panchkula

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

*LA Vardha*

*Varsha*