



**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 08.10.2025.**

**Item No. 302.03**

(iv) **Promoter:** Om New Era Pvt Ltd.

**Project :** “OM DREAM HOME” an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.43 acres situated in the revenue estate of Village Sunari Kalan, Sector 21B, Rohtak.

**Temp ID :** RERA-PKL-1809-2025.

**Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; “OM DREAM HOME” bearing license No. 104 of 2025 dated 19.06.2025 valid upto 18.06.2030 granted in favour of Om New Era Pvt Ltd for the development of an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.4375 acres situated in the revenue estate of Village Sunari Kalan, Sector 21B, Rohtak.
2. The application was examined and following observations were conveyed to the promoter on 03.10.2025:
  - i. Date of completion in REP-I and REP-II are varying.
  - ii. No Authorization to file RERA registration has been submitted.
  - iii. REP-I Part D should reflect the details of 100% bank account.
  - iv. Payment plan has not been submitted.
  - v. Projected cash inflows of the project have not been submitted.
  - vi. A brief note on financial and technical capacity of the promoter to develop the project be submitted.
  - vii. Promoter should submit a complete attested copy of the license.
3. The promoter vide reply dated 06.10.2025 has complied with the observations mentioned above.



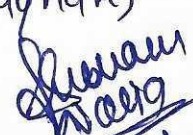
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 prior permission of the Authority.
  - Promoter shall submit duly approved building plans in respect of commercial site measuring 0.390 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.
  - Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - 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.
  - Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - No advertisement/public notice be issued through any medium without affixing the QR code and RC No. issued by the Authority. The QR and RC No. 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.
  - 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.
5. The office is directed to get the necessary corrections done in REP-I Part C and D as per reply dated 06.10.2025.
6. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

  
Executive Director,  
HRERA, Panchkula

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

LA (Shubham)  
  
16/10

STP on leave