



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.12.2025.

Item No. 306.03

Project Name:

“SHREE JASWANT GARDEN” an Affordable Residential Plotted Colony on land measuring 61.35 acres situated in village Jaswantgarh, Sector 15, Kot Bhela Urban Complex, District Panchkula, Haryana.

Name of the promoter: M/s ASM SIGMA VENTURES PVT LTD.

Date of consideration: 26.11.2025

Present Adv. Tarun Ranga on behalf of the Promoter

Temp ID: 1859-2025.

1. This application is for registration of the project namely; “SHREE JASWANT GARDEN” an Affordable Residential Plotted Colony on land measuring 61.35 acres situated in the revenue estate of village Jaswantgarh, Sector 15, Kot Bhela Urban Complex, Panchkula bearing License No 184 of 2024 dated 16.12.2024 valid upto 15.12.2029 granted by Town and Country Planning Department in favour of Real Assets Resources, ASM Sigma Ventures Pvt.Ltd., Tirupati Renewable Energy Company Pvt. Ltd. in collaboration with ASM Sigma Ventures Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 21.11.2025:

- i. A brief note regarding the financial and professional technical capability of promoter to develop the project be submitted.
- ii. ITR of Sh. Subhash Chand for year 2022-2023 not given.
- iii. Zoning plan is not submitted.



- iv. Paid up capital of company is not disclosed.
- v. Licence has been granted to ASM Sigma Ventures Pvt. Ltd. Whereas the land owners are ASM Sigma Ventures Pvt. Ltd. Real Assets resources and Tirupati Renewable Energy Company Pvt. Ltd.
- vi. The licence does not specify the collaborator.
- vii. REP-I (Part B) does not show the name of the 3rd licensee.
- viii. Layout plan dated 09.10.25 has been revised by the promoter. Promoter should submit a copy of layout plan approved with the licence and the reasons for revision. An affidavit should also be submitted that no plot has been sold by the promoter till date.
- ix. Joint undertaking in the form of an affidavit mentioning the plots allotted/earmarked for the landowner licencees.

3. On the last date of hearing i.e. 26.11.2025, Adv. Tarun Ranga appearing on behalf of the promoter informed that reply to the observations will be submitted within two days. After consideration, the Authority directed the office to examine the reply and put up for decision through circulation within the stipulated time as provided in the RERA Act, 2016.

4. Now, vide letter dated 26.11.2025 and 27.11.2025 the promoter has complied with all the above observations.

5. After consideration, the Authority found the project fit for registration subject to the following 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 1.8171 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.



- iii. Promoter shall submit a copy of service plans/estimates of the colony to the Authority within two weeks after their approval by Town & Country Planning Department.
- iv. 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.
- v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. 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.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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.
- viii. That as per joint undertaking 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.
- ix. Both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(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 realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- x. That as per the joint undertaking dated 01.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. Sh. Ashwin Johar (director in the company) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:
 - i. **Tirupati Renewable Energy Company Pvt Ltd**



Sr No.	Category	Plot No.	Area in sq.mtr	No of plots	total in sq.mtr
1	J19	475	101.91	1	101.91
2	K7	431-455	144.02	25	3,600.50
3	K5	507-514	138.35	8	1,106.80
4	K6	515	136.46	1	136.46
5	K	516-519	146.29	4	585.16
6	K1	520	146.66	1	146.66
			TOTAL	40	5,677.49

ii. Real Assets Resources

Sr No.	Category	Plot No.	Area in sq.mtr	No of plots	total in sq.mtr
1	A	1-7	148.43	7	1,039.01
2	A1	8	144.43	1	144.43
3	B	9-77 80-100	149.62	90	13,465.80
4	C	101-104 110-118	104.55	17	1,777.35
5	D	120-137 141-155	124.51	33	4,108.83
6	D4	156-158	93.70	3	281.10
7	D5	159-161	110.39	3	331.17
8	E	164-184 191-209 216-223 226-232 241-249 317-334	120.49	80	9,639.20
9	E11	185-186 189-190 210-211 214-215	136.78	8	1,094.24
10	E12	187-188 212-213	138.59	4	554.36
11	E10	234-240	89.45	7	626.15
12	F	252-265	140.51	14	1,967.14
13	F1	251	134.61	1	134.61
14	F2	266-269	120.64	4	482.56
15	G	277-282	149.88	6	899.28
16	H	283-291 301-316	149.25	23	3,432.75
17	L	342-357 359-382 384-390	149.88	47	7,044.36
18	M	521-544 547-569 728-733	137.82	53	7,304.46



19	N	570-589 591-622 637-652 667-682	125.43	84	10,536.12
20	O	624-631	74.36	8	594.88
21	P	633-636	131.19	4	524.76
22	P1	653-660	138.09	8	1,104.72
23	P2	661	145.65	1	145.65
24	P3	662-665	143.11	4	572.44
25	R	700-706 709-715	117.56	14	1,645.84
26	S	745-764767- 800803-816	122.76	68	8,347.68
27	X	914-965	110.45	52	5,743.40
			TOTAL	644	83,542.29

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

This has been approved by the Authority through circulation on 04.12.2025.

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 - Shally
Shally
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