



**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 14.01.2026.

**Item No. 310.03**

(vii) **Promoter:** Samvega Land Realtors LLP.

**Project:** "DREAMSTAKE NORTH 45" an Affordable Residential Plotted Colony (under DDJAY) on land measuring 12.30625 acres situated in the revenue estate of Village Bamnola, Sector-45 & 50, Bahadurgarh, District Jhajjar.

**Temp ID:** RERA-PKL-1921-2025.

**Present:** Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of project namely "DREAMSTAKE NORTH 45" an Affordable Residential Plotted Colony (under DDJAY) on land measuring 12.30625 acres situated in the revenue estate of Village Bamnola, Sector-45 & 50, Bahadurgarh, District Jhajjar bearing License No. 136 of 2025 dated 04.08.2025 valid upto 03.08.2030 granted by Town and Country Planning Department, Haryana to Sh. Ankur Chillar, Sh. Shamsher, Smt. Veenam, Smt. Sumitra, Smt. Manisha in collaboration with Samvega Land Realtors LLP.
2. The application was examined and following observations were conveyed to the promoter on 06.01.2026:

- i. Signatures of only 3 partners at CP 68 and CP 69.
- ii. A joint undertaking stating the consideration to be paid to the landowners in respect to their share be submitted along with the amount paid till date and also enclosing the bank statement for the same.
- iii. Net worth certificate of Samvega Land Realtors LLP be submitted.
- iv. CA certificate at CP 220A and 220B relating to Sh. Manav Singal is not in order.
- v. Date of approval of Layout Plan has not been given in 5(a) of REP I (Part C).
- vi. In the payment plan/ rates are tentative they should be final.



3. The promoter vide reply dated 12.01.2026 has complied with all the above observations. 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 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 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.
- iii. The promoter shall obtain prior approval from the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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 duly approved building plans in respect of commercial pocket measuring 0.458 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.
- vi. 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.
- vii. 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.
- viii. That as per the joint undertaking dated 23.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- x. 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.





- xi. 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.
- xii. That as per the collaboration agreement the land owners shall receive consideration from the developer towards the grant of development rights which is as under:-
- A. Mr. Ankur Chillar- ₹ 7,67,50,000/-
  - B. Mr. Shamsheer Singh- ₹ 18,70,00,000/-
  - C. Mrs. Manisha Aggarwal- ₹ 3,39,37,500/-
  - D. Mrs. Sumitra Nandal- ₹ 2,73,75,000/-
  - E. Mrs. Veenam Nandal- ₹ 11,92,50,000/-
- xiii. 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.
- xiv. Sh. Kayyum Tahir Pathan (Manager) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



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.

STP

  
27/01

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27/01/26