



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

Minutes of registration of project through circulation to be attached with 310th Meeting of Authority held on 14.01.2026.

Project Name: "OM DREAM HOMES", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.90 acres situated in the revenue estate of Village Jhajjar & Jaundhi, Sector 27, Jhajjar.

Name of the promoter: OM Shiva Real Estate Pvt. Ltd..

Date of consideration: 21.01.2026

Temp Id: 1919 of 2025

1. This application is for registration of project namely "OM DREAM HOMES", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.90 acres situated in the revenue estate of Village Jhajjar & Jaundhi, Sector 27, Jhajjar bearing Licence No. 162 of 2025 dated 29.08.2025 valid upto 28.08.2030 which has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 31.12.2025:

- i. Email Ids of all the directors are same in REP-I (Part A).
- ii. Payment plan is not in order- quantum of all other charges to be paid by the allottees till the grant of Possession not disclosed.
- iii. The promoter should submit the bank statement indicating the payments made to the landowners against their respective consideration.

3. The promoter vide reply dated 12.01.2026 has complied with all the deficiencies mentioned above except at serial no. (iii).



4. Sh. Jyoti Sidana appearing on behalf of the promoter informed that they will comply with the above observation shortly. After consideration, the Authority directed the promoter to comply with the deficiency at serial no. (iii) by 19.01.2026.

5. The promoter vide reply dated 19.01.2026 has complied with the observation mentioned at serial no. (iii) and 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 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. Promoter shall obtain prior approval of 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 0.1590 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, 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 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:-

| Name of Land Owner | Date of Collaboration Agreement | Total Area contributed | Consideration as per Collaboration Agreement |
|---|---------------------------------|------------------------|---|
| Kavita W/o Sh. Satish | 12.03.2025 | 0.375 Acre | 1.62 Cr. & 15% of total revenue of the contributed land |
| Rajender s/o Sohan Lal | 12.03.2025 | 0.975 Acre | 4.21 Cr. & 15% of total revenue of the contributed land |
| Jai Narayan S/o Shrishram; Ranbir S/o Shrishram; Ramesh Chander S/o Shrishram; Smt. Bala Devi W/o Raj Virender; Atul S/o Raj Virender; Pankaj S/o Sh. Raj Virender; Smt. Bimla W/o Sh. Jaibir | 13.03.2025 | 3.14375 Acre | 11.41 Cr |
| Neelam Wd/o Sh. Rajkumar; Neelam Mother's of Lt. Sh. Kapil S/o Raj Kanwar; Annu D/o Rajkanwar; Om Singh s/o Sh. Mann Singh; Jitender S/o Sh. Jor Singh; | 10.03.2025 | 0.95625 Acres | 6.43 Cr. |




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|--|------------|------------|---|
| Jogender S/o Sh. Jor Singh; Naresh D/o Sh. Jor Singh; Sunil S/o Sh. Rajbir | | | |
| Mahesh S/o Sh. Ramphal; Om Parkash S/o Sh. Tale Ram; Ramchander S/o Sh. Tale Ram; | 10.03.2025 | 0.75 Acre | 3.85 Cr and 15% of total revenue of the contributed land. |
| Sunder Lal, Maha Singh, Samar Singh Ss/o Bhartu; Sheetal D/o Sh. Samer Singh; Saroj Wd/o Sh. Sajjan Singh; Sunil S/o Sh. Sajjan Singh; Naredner, Devender Ss/o Ved Parkash Ompati Wd/o Sh. Ramkawar; Promila, Sunila, Urmila, Babli, Saraswati Dd/o Ram Kanwar | 10.03.2025 | 1.528 Acre | 12.70 Cr |

6. File be consigned to record room after issuance of registration certificate. Payment Plan and Email Ids of all the directors are to be updated online in REP-I. **Disposed of.**

This has been approved by the Authority through circulation on 22.01.2026.



True copy


Executive Director,
HREIRA, Panchkula

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

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2/2/26