



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 28.01.2026.

Item No. 311.03

(iii) **Promoter: Om Estates.**

Project: "Om Estates-II" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 19.43125 acres situated in the revenue estate of Village Nezadela Kalan, Sector-25, Sirsa.

Temp ID: RERA-PKL-1920-2025.

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

1. This application is for registration of project namely "Om Estates-II" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 19.43125 acres situated in the revenue estate of Village Nezadela Kalan, Sector-25, Sirsa bearing License No. 232 of 2025 dated 27.11.2025 valid upto 26.11.2030 granted by Town and Country Planning Department, Haryana to Om Estates.

2. The application was examined and following observations were conveyed to the promoter on 15.01.2026:

- i. REP II is not notarised and also not submitted on Rs. 100 stamp paper.
- ii. In the partnership deed there are 5 partners. However in REP I Part A only 4 partners are mentioned. Status of Parveen Kumar as a partner be submitted.
- iii. Authorisation at CP 57 to be given on Letter head of the partnership. Also signatures of all the partners should be on same page. No Authority to apply for RERA Registration.
- iv. Whether Entry of Licence has been made in revenue record or not.
- v. CA Certificate at CP 60 not signed by the partners.
- vi. ITR OF Om Estates for assessment year 2023-2024 be submitted.
- vii. ITR of all the partners of last 3 years be submitted.
- viii. Degree of architecture & registration certificate of technical persons engaged is not submitted.(Divine Architects and Planners)



- ix. Extension fee & time for construction of house is not in order in payment plan.
- x. CA certificate regarding worth of partners are not in original
- xi. Payment Plan is not in order.

3. The promoter vide reply dated 22.01.2026 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 take 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 0.3891 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. 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.



- ix. 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.
- x. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xi. Sh. Parveen Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.
4. File be consigned to record room after issuance of registration certificate. No. of Partners in the firm and 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.


05/02

LA-Heena

Heena
05/02/26

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