



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.04.2026.

Item No. 319.03

- (ii) **Promoter:** Vedmaan Group (Proprietorship Firm) through Prop Amit Kinha.
- Project Name:** Dream Valley (Sector-7, Jhajjar) (an Affordable Residential Plotted Colony under DDJAY-2016) to be developed on land measuring 5.49375 acres situated in the revenue estate of Village Jhajjar, Sector-07, Jhajjar.
- Temp Id:** RERA-PKL-1981-2026.
- Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of the project namely; “**Dream Valley**” for which License No. 21 of 2026 dated 28.01.2026 valid upto 27.01.2031 for an area measuring 5.49375 acres has been granted in favour of Sh. Satbir, Smt. Kamlesh, Smt. Sunita, - Manita, Sh. Mandeep, Sh. Deepak, Smt. Jagwanti, Sh. Ishwar Singh, Sh. Sumit Malhan, Sh. Naveen, Sh. Karan Singh, Smt. Deepika, Sh. Parveen Kumar, Sunita, Vinod Kumar, in collaboration with Vedmaan Group by DTCP, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 06.04.2026:

- Licencees mentioned in REP-I Part-B and licence are not same.
- A Joint undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- Bank A/c details given in Part- D of REP-I has not been specified whether it is a Master A/c or Escrow A/c.
- Net worth certificates are not based on any valuation.



- v. No engagement of an chartered Engineer has been enclosed for executing the project.
- vi. List of plots falling under 33KVHT Line be enclosed.
- vii. No copy of original collaboration agreement dated 05.06.2023 is enclosed; all other subsequent collaboration agreements be enclosed.
- viii. The shareholding percentages between the landowner and promoter in the collaboration agreement at CP-131 is tampered.
- ix. In Form REP-I (Part-G), an already registered project with the Authority namely South City-1, Sector-36, Jhajjar measuring 9.606 acres dated 22.04.2024, the promoter has:
 - a) not filed any QPR's till date;
 - b) not submitted service plans/estimates;
 - c) not submitted Environment clearances;
 - d) not submitted approved Building Plans of commercial Pocket
3. The promoter vide reply dated 17.04.2026 and 22.04.2026 has partly complied with the above deficiencies except at serial no. i.
4. Since the above deficiencies have not been fully complied, therefore the present application is hereby rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.
5. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

[Signature]

30/4/26

STP

30/04

A-Helena

on behalf

Shelly
01/04/26