



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 24.06.2026.

Item No. 323.03

- (viii) **Promoter:** Aggarsain Land Developers.
- Project Name:** "New Satyam Enclave" a Residential Plotted Colony on land measuring 10.54375 Acres situated in the revenue estate of village Dera, Sector-3, Ladwa, District Kurukshetra, Haryana.
- Temp Id:** RERA-PKL-2066-2026.
- Present:** Sh. Anuj (one of the partner) along with Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely "New Satyam Enclave" a Residential Plotted Colony on land measuring 10.54375 acres situated in the revenue estate of village Dera, Sector-3, Ladwa, District Kurukshetra, Haryana bearing License No. 264 of 2025 dated 30.12.2025 valid upto 29.12.2030 granted by Town and Country Planning Department, Haryana in favour of Sh. Ranjeet Singh S/o Late Sh. Jai Singh, Sh. Anuj S/o Ramniwas, Sh. Lakshay S/o Sh. Sailesh Kumar, Sh. Sailesh S/o Sh. Roshan Lal, Sh. Vishwash S/o Sh. Roshan Lal, Smt. Deep Shikha W/o Sh. Vishwash Garg, Sh. Ramniwas S/o Sh. Anant Ram, Smt. Usha Rani W/o Sh. Roshan Lal, Smt. Monika W/o Sh. Sailesh, Smt. Bala devi W/o Sh. Jai Singh, Smt. Rani Devi W/o Sh. Ranjeet Singh in collaboration with Aggarsain Land Developers

2. The application was examined and following observations were conveyed to the promoter on 19.06.2026:

- Whether the account mentioned in REP-I (Part D) is 100% or 70%. Promoter may also provide details of all the three bank accounts.
- Balance sheet of last three years not submitted.
- Adhar card of Ranjeet Singh not legible.
- Pan Card of Sh. Anuj Bansal, Sh. Sailesh Garg and Sh. Ranjeet Singh not submitted.
- Pan Card of the firm not submitted.



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- vi. As per the data provided by the promoter there are four partners in this firm. However, letter giving authorization to Mr. Anuj Bansal is signed by five partners. Clarification regarding the same may be given.
- vii. Language of Net worth Certificate of Sh. Anuj Bansal, Sh. Rajeet Singh, Sh. Sailesh Garg and Sh. Vishwas Garg not in order.
- viii. Net worth Certificate of the firm not submitted.
- ix. Cash Flow of the proposed project not in order (is in ₹).
- x. ITR of the firm for last three years not submitted.
- xi. ITR of Sh. Ranjeet Singh for Assessment year 2024-2025 and 2025-2026 not submitted.
- xii. In Form Rep-I Part G, the promoter has mentioned that there is no project launched by the promoter in last five years. However after the perusal of the record it is found that the promoter has a project namely "Dream City" bearing registration no HRERA-PKL-KRK-725-2025. Details of the same be provided by the promoter. The promoter has not uploaded the QPR of the same.
- xiii. Sale Deed of the project not submitted.
- xiv. Board Resolution in favour of Sh. Jyoti Sidana to authorize for project registration is not submitted.
- xv. Arora Associate is providing technical assistance to develop the project and mention the name of key persons however their qualification documents are not submitted. CP/59.
- xvi. Landowners share is not marked on layout plan and joint undertaking mentioning the plot no. duly signed by landowners. The undertaking does not show the area in sqmts CP/78.

3. Vide reply dated 23.06.2026 and 24.06.2026 the promoter 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 by the Authority, 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. That the promoter shall not sell any part of the commercial site measuring 0.2119 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 55% developed commercial area to the landowners as per collaboration agreement (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xi. 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 and Regulations made thereunder.
- xii. 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.
- xiii. Sh. Anuj Bansal, one of the partner in the firm shall sign and execute sale deeds/conveyance deeds on behalf of the Firm.
- xiv. That following plots coming to the share of landowner's cannot be put to sale by the promoter, however can be sold by the Landowners only:

Name of Land Owner	Plot No.	Total Plots	Total Area (in Sqm)
1. Sh. Ranjeet Singh S/o Late Sh. Jai Singh	4, 43, 44, 45	4	1168.373
2. Sh. Anuj Bansal S/o Ramniwas	46, 47, 48, 49, 62, 63, 64	7	2323.924
3. Sh. Lakshay Garg S/o Sh. Sailesh Kumar	11, 12, 13, 14	4	899.688
4. Sh. Shailesh Garg S/o Roshan Lal	65, 66, 71, 72	4	1573.76
5. Sh. Vishwash Garg S/o	68, 69	2	687.7



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Roshan Lal			
6. Smt. Deep Shikha W/o Sh. Vishwash Garg	37, 38	2	545.952
7. Sh. Ram Niwas S/o Sh. Anant Ram	5, 6, 7, 8, 9, 38, 39, 40	8	1901.568
8. Smt. Usha Garg W/o Sh. Roshan Lal	69, 70	2	717.9
9. Smt. Monika Garg W/o Sh. Shailesh Garg	49, 59, 60, 61	4	1133.056
10. Smt. Rani Devi W/o Sh. Ranjeet Singh	2, 3	2	426.36
11. Smt. Bala Devi W/o Sh. Jai Singh	73, 74, 75	3	1088.972
	Total	42	12467.25

- xv. That following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula:

Mortgaged Against BG of IDW	
Plot No.	Size in Sq. Mtr.
B1-28 (1)	586.18
B2-29 (1)	593.20
B3-30 (1)	600.22
H-56 & H-57 (2)	311.90+311.90
Total (5)	2403.41 Sqm
Mortgaged Against BG of EDC	
Plot No.	Size in Sq. Mtr.
A-24 to 27 (4)	213.82x 4= 855.28
B4-31 (1)	607.33
H-53 to H-55 (3)	311.90 x 3= 935.71
Total (8)	2398.32
GRAND TOTAL OF PLOTS (13 PLOTS)	4801.73 SQM.

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

Secretary (Acting),
HREERA, Panchkula

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

Handwritten signature

3/7/26

STP

3/9/27

LA-Shally on leave

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