



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 24.06.2026.

Item No. 323.03

- (x) **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 and measuring 5.49375 acres situated in the revenue estate of Village Jhajjar, Sector-07, Jhajjar.
- Temp Id:** RERA-PKL-2091-2026.

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, Sh. Karambir, Sh. Yogesh, Sunita, Manita, Sh. Mandeep, Sh. Deepak, Smt. Jagwanti, Sh. Anil, Sh. Ishwar Singh, Sh. Sumit Malhan, Sh. Naveen, Sh. Karan Singh, Smt. Deepika, Sh. Parveen Kumar, Sh. Vinod Kumar, Sunita in collaboration with Vedmaan Group by DTCP, Haryana.
2. The application was examined and since there were no observations, 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 submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- 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. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(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 realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.20721 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:

Sr. no.	Name of Landowner	Plot no.	Total plots	Total area (in Sqm)
1.	Sh. Mandep, Sh.	32,11,12,50,74,78,43,4	8	862.327



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	Deepak, Smt. Jagwanti, Anil	4		
2.	Sh. Ishwar Singh	34,10,27,76	4	418.315
3.	Sh. Sumit Malhan	38,3,28,49	4	435.351
4.	Sh. Naveen, Sh. Karan Singh, Smt. Deepika, Smt. Sunita	83,84,85,86,92,36,13,14,64,69	10	1069.568
5.	Smt. Parveen Kumar, Sh. Vinod Kumar	87,88,15,16,35,55,57,65,46,21	10	1077.244
6.	Sh. Satbir	91,40,82,67,1,20,26,42	8	895.664
7.	Smt. Kamlesh, Sh. Karambir, Sh. Yogesh, Smt. Sunita, Smt. Manita	90,39,82,77,63,2,19,25,41	9	883.311

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),
HRERA, Panchkula

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

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