



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 01.07.2026.

Item No. 324.03

- (ii) **Promoter:** Om Shiva Real Estate Private Limited.
- Project Name:** Om Dream Homes-II an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.51875 acres situated in the revenue estate of Village Jhajjar, Sector-8, Jhajjar.
- Temp Id:** RERA-PKL-2083-2026.
- Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Om Dream Homes-II" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.51875 acres bearing licence no. 76 of 2026 dated 28.04.2026 valid upto 27.04.2031 granted by Town and Country Planning Department, Haryana to Sh. Shakti Singh, Smt. Sharmilla, Smt. Rashmi, Smt. Veena, Smt. Kiran, Smt. Geeta Devi, Sh. Pushpender Singh, Sh. Devender in collaboration with Om Shiva Real Estate Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 22.06.2026.

- Net worth certificate of Hemant Sharma and Rakesh at CP-90 and 93 is not in order as the details of immovable properties are not specific.
- 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.
- No authorization as to who will advertise market and execute conveyance deed in the project.
- In Form REP-I (Part-G), an already registered project with the Authority namely Om Dream Homes, Sector-27, Jhajjar measuring 7.90 acres dated 06.02.2026, 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.
 - v. Degree of Architect needs to be submitted (alongwith past experience).
 - vi. No engagement of an chartered Engineer has been enclosed for executing the project.
 - vii. Cash flow statement of the project signed by the Authorised Signatory needs to be submitted.
 - viii. Copy of LC-IV B needs to be submitted.
 - ix. A joint undertaking cum Affidavit be submitted by all the landowners and the promoter that no amount of consideration has been pending and they have been paid all the amount due from the promoter.
 - x. Clause I of REP II is not in order neither does it mention the date of collaboration Agreement through which the Promoter has the right to develop the said land;
 - xi. No specific authority has been submitted by the Directors of the company to file for Rera registration;
 - xii. Occupation of Pushpender has not been submitted in the table at CP/75;
 - xiii. "Schedule A" at CP/78 is not connected/ unclear;
 - xiv. Details of Directors and associate persons showing their address/ Pan no. and reasons for giving such unsecured loans to the company. That an Affidavit cum Declaration (as enclosed) should also be submitted in this regard;
 - xv. No default Certificate at CP/95 and the engagement letter of the Architect at CP/105/ 106 mentions the licensed land as 5.1625 acres whereas the licenced land is 5.51875 acres;
 - xvi. As per CA Certificate (CP/96) the Net worth of the company is 98.30 lacs, how will the Promoter undertake development with such a meagre amount;
 - xvii. The Certificate issued by the bank mentioning the account details should also mention the Licence number and area of the licenced land;
 - xviii. Net worth certificates of Directors are not based on Valuation Certificates.
 - xix. Whether Permission for construction of four culverts forming part of Layout Plan have been obtained by the promoter and what is the stage of such construction;.
3. The promoter vide reply dated 30.06.2026 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. 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 .2044 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 should not be sold by the promoter till the four culverts over the water course are constructed and a permission with regard to the same obtained from RERA, Panchkula: -

Sr. No.	Type	Plot No.
1	D1	87



2	D4	88 to 91
3	E1	71 to 73
4	E	74 to 86
5	F	54 to 70
6	G	45 to 53
7	G	27 to 36
8	H1	23
9	H2	24
10	H3	25
11	H4	26
Total plots		69

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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on leave