



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 01.07.2026.

Item No. 324.03

- (v) **Promoter:** AMAN VENTURES PRIVATE LIMITED.
- Project Name:** "AANANDAM HOMES", an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 20.91875 acres situated in the revenue estate of village Pahlwan, Sector-2, Uchana, District Jind.
- Temp Id:** RERA-PKL-1994-2026.
- Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of real estate project - "AANANDAM HOMES", an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 20.91875 acres bearing license no. 235 of 2025 dated 01.12.2025 valid upto 30.11.2030, situated in the revenue estate of village Pahlwan, Sector-2, Uchana, District Jind granted in favour of Sh. Wazir Singh, Sh. Suber Singh, Sh. Bhupender Singh, Sh. Dinesh, Sh. Kuldeep, Sh. Sajjan Singh, Smt. Suman, Sh. Paramjeet and Sh. Dheeraj in collaboration with Aman Ventures Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 23.06.2026:

- Rep-II is not submitted in original and Clause-1 of REP-II is not as per prescribed format.
- Cash Inflow and Outflow quarter-wise schedule at CP/103 is not in order.
- Board Resolution at CP/65 should be signed by all the Directors of the Company and the persons who are authorised through it.
- In the Joint Undertaking at CP/ 107-112, Plots have not been allotted to Smt. Suman in the capacity of guardian of licences Sh. Paramjeet and Sh. Dheeraj (Minor).



(4)

- v. Networth Certificate of Directors of the Company along with Valuation Report of Immovable property of the Directors duly certified by registered Valuer has not been submitted.
- vi. Engagement letter with Chartered Engineer to develop the project and to provide technical support upto completion of the project has not been submitted.
- vii. Profile of Vaar Consultants LLP be submitted.
- viii. Charges for property Id of ₹ 5500/- is illegal. Similarly, legal and administrative charges in the payment plan.
- ix. Joint Undertaking does not have signature of Paramjeet and Dheeraj (Minor).
- x. Landowner Plots are not marked on the approved Layout Plan.
- xi. Joint Undertaking is neither on Company Letter head nor on stamp paper.
- xii. Landowners share in Sq. Mts. not mentioned in joint undertaking at CP/112.
- xiii. Undetermined use of 0.091 acres in the Layout Plan can only be registered after its use is determined by the Town & Country Planning Department.
- xiv. Purpose of obtaining a loan of ₹ 1.95 Crores and ₹ 2.01 crores be submitted.
- xv. The net worth of the Company is 3.35 Crores, how will the promoter undertake the development of the Colony with this meagre amount.
- xvi. Whether an amount of ₹ 2.11 Crores has been paid to the Landowners as per the collaboration agreement.
- xvii. The Promoter should submit the potentiality of the Town in which the proposed project falls.

3. The promoter vide reply dated 01.07.2026 has removed all the above-mentioned deficiencies. 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 submit duly approved building plans in respect of commercial site measuring 0.798 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot commercial plotted area to the landowners as per the terms of collaboration agreement. A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.



- v. 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.
- 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 and RC number should also 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 should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- ix. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xi. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 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 as mentioned in Form REP I.
- xii. That as per the collaboration agreement between the landowner/licensees and the promoter, the Promoter has allotted the following plots to the Landowners which shall be handed over after the grant of completion certificate from DTCP, Haryana.

Name of Land Owner/Licencees	Plot No.	Total Plots	Total Area (in Sq. Mtrs)
Sh. Suber Singh,	8,12,13,25,26,30,31,51,52,90,105,123,125,131,132,134,140,141,142,146,154,162,182,183,184,200,201,221,222,228,229,234,248,249,264,265,289,296,299,304,305,321,322	43	5,481
Sh. Wazir Singh	9,24,43,48,53,54,55,81,103,104,126,127,133,143,144,145,147,152,153,180,181,198,199,219,220,226,227,233,246,247,254,262,263,270,281,288,300,301,302,303,323	41	5,381
Sh. Bhupender Singh	22,39,42,49,50,63,100,101,102,109,110,111,118,148,149,150,161,175,176,177,178,185,223,230,266,267,280,286,287,324,325	31	4,128
Sh. Sajjan Kumar	6,23,37,135,136,151,187,196,224,225,242,243	12	1,525



Sh. Dinesh	14,38,119,120,121,130,173,174,207,218,232,268	12	1,482
Smt. Suman Devi	60, 106,214,231	4	498
Sh. Paramjeet (Minor) S/o Late Sh. Rajesh Kumar through Guardian Smt. Suman Devi)	32,197,284,297	4	490
Sh. Dheeraj (Minor) S/o Late Sh. Rajesh Kumar through Guardian Smt. Suman Devi)	15,107,285,298	4	494
Sh. Kuldeep Singh	7,36,108,128,129,186,195,216,217,244,245,269	12	1,482
Total Land Owner Area		163	20,963

4. The office is directed to update online the Payment Plan of the Project.
5. File be consigned to record room after issuance of registration certificate. **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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