



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 03.06.2026.

Item No. 323.03

(x) **Promoter:** **JAIGURUJI BLESSINGS PRIVATE LIMITED.**
Project Name: **“JAGGI GRAND” a Commercial Plotted Colony on land measuring 4.00 acres situated in the revenue estate of village Khurampur Majri, Sector-16, Ambala.**

Temp Id: **RERA-PKL-2076-2026.**

Date of consideration: **04.06.2026 (Through Circulation)**

1. This application is for registration of real estate project namely “JAGGI GRAND” a Commercial Plotted Colony on land measuring 4.00 acres situated in the revenue estate of village Khurampur Majri, Sector-16, Ambala bearing licence no. 248 of 2025 dated 12.12.2025 valid upto 11.12.2030 in favour of Smt. Balwinder Kaur, Sh. Hardeep Singh Jaggi in collaboration with Jaiguruji Blessings Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 01.06.2026:

- i. Date of Completion in Form REP-I and REP-II are not same.(REP I- 11.11.31/REP II- 11.12.30)
- ii. An undertaking from the technical expert be submitted that he shall provide expertise till the completion of the project.
- iii. Copy of the licence be resubmitted as it is not in order.
- iv. Net worth certificate of the promoter be submitted
- v. An affidavit be submitted by the promoter that how will he develop the project.
- vi. Board Resolution at CP 94 is not in order as it is not signed by all the directors.
- vii. GPA is not in order as the parties in the GPA are not correct.
- viii. Non-default certificate not submitted.
- ix. Certificate from the Chartered Accountant certifying A-H Form as per the Books/ Balance sheet of the applicant not submitted.
- x. Form REP I Part-E is incorrect.



(V3)

- xi. A letter from bank stating all the Bank A/c of project.
- xii. An undertaking from landowner to get their share as per collaboration agreement.

2. The promoter vide reply dated 02.06.2026 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 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. 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 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. 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.
- vii. That as per the joint undertakings, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should not execute any addendum to the collaboration agreement in future.
- ix. 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.



- x. That following commercial plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be sold by the landowner:-

Name of Land Owner	Plot No.	Size of Each Plot(in Sqm)	Total Plots	Total Area (in Sqm)
Balwinder Kaur	43 to 54	91.50	12	1098.00
	42	95.50	1	95.50
Hardeep Singh Jaggi	55 to 57	91.50	3	274.50
		Total:	16	1468.00

- xi. 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.

4. File be consigned to record room after issuance of registration certificate. Payment Plan and Form REP-I to be updated online. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



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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