



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.07.2026.

**Item No. 327.03**

(vi) **Promoter:** M/s Dream House Infrastructure LLP.  
**Project Name:** "SWASTIK CITY PHASE II" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on additional land measuring 5.0 acres ( in addition to licence no. 34 of 2019 dated 01.03.2019 ) situated in the revenue estate of village Andooa Patti, Sector-2 Hodal, District Palwal, Haryana.

**Temp Id:** RERA-PKL-2092-2026.

**Present:** Adv. Tarun Ranga on behalf of the promoter.

1. This application is for "SWASTIK CITY PHASE II" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on additional land measuring 5.0 acres bearing License No. 74 of 2025 dated 22.05.2025 valid upto 21.05.2030 (in addition to License No. 34 of 2019 dated 01.03.2019 measuring 10.2875 acres) granted by Town and Country Planning Department, Haryana in favour of Sh. Ashish Chand Deswal S/o Sh. Prem Chand Deswal in collaboration with M/s Dream House Infrastructure LLP situated in the revenue estate of village Andooa Patti, Sector-2 Hodal, District Palwal, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 23.07.2026:

- i. Promoter should provide details of all the three bank accounts for the proposed Project certified by the bank.
- ii. Details of the previous project not mentioned in part G.
- iii. In the LLP Agreement dated 10 Dec, 2024 there are three partners. However in the Form A to H there are only two partners. Clarification regarding same may be given,



(15)

- iv. REP-II not in order as M/s Dream House infrastructure does not have the legal title to project land.
- v. Board Resolution Authorizing Mr. Ankur Aggarwal (Advocate) S/o Satish Kumar Aggarwal is not in order as it is not signed by S3 Infra Realty Private Limited and Sh. Ankur Aggarwal
- vi. Board Resolution Authorizing Mr. Tarun Ranga is not in order as it is not signed by S3 Infra Realty Private Limited and Sh. Tarun Ranga.
- vii. Whether entry of licence in the revenue record has been made or not. Clarification regarding same may be given.
- viii. The promoter should submit the details of the potentiality of the proposed site as per provisions of the Urban Areas Act, 1975 along with the fee calculation.
- ix. ITR of M/s S3 Infra Realty Private Limited for last three years not submitted.
- x. Adhar Card and Pan Card of Sh. Anil Kumar and Sh. Sunil Kumar not legible.
- xi. Pan Card of M/s S3 Infra Realty Private Limited not submitted.
- xii. Net worth certificates of Sh. Anil Kumar and Sh. Sunil Kumar is not in order as it is not supported by the valuation report of valuer.
- xiii. Net Worth Certificate of M/s S3 Infra Realty Private Limited not submitted.
- xiv. Architect Engagement letter does not contain the details of the project and the Licence No. for which assistance will be provided and its states that it will provide support for the Industrial Plotted Colony.
- xv. Degree of Architect not submitted.
- xvi. The detail of License is not mentioned in the Engineer Engagement Letter.
- xvii. Board Resolution as to who will execute the sale deed/ conveyance deed not submitted.
- xviii. Sale deed of the licensed land not submitted.
- xix. In complaint No. 1690 of 2022 Authority directed the promoter to deposit cumulative penalty of 1,62,36000/-, 5 lacs penalty under Sections 60 and 61 read with Section 63 for contravention of the provisions of the Act as per order dated 24.01.2024 and cost of 1 lac imposed for non-appearance of Managing Director or one of the directors as per order dated 19.02.2025. The Authority directed the respondent promoter to deposit the same within a period of 90 days of uploading of order, failing which legal consequences would follow. The penalty has not been deposited by the promoter.
- xx. The earlier project registered bearing registration No. HRERA-PKL-PWL-115-2019 stands lapsed on 30.09.2021.
- xxi. A joint underatking mentioning the list of plots falling to the share of the land owners duly marked on the layout plan be submitted.
- xxii. A joint undertaking mentioning:
  - a) That they would jointly and severally be liable under the provisions of RERA Act/Rules.
  - b) Promoter shall be responsible for maintenance and upkeep of the services of the project up to a period of 5 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
  - c) No clause of the Collaboration Agreement shall be amended/ modified. The Promoter has not to execute any addendum to the collaboration Agreement in future.
  - d) That both the Promoter and Landowner/ Licencees shall comply with the provisions of section 4(2)(L)(D) of the RERA Act, 2016 (as per their shareholding in the Collaboration Agreement ) which states that 70 % of



the amount realised from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-1

3. The promoter vide replies dated 28.07.2026 and 29.07.2026 has complied with all the deficiencies mentioned above. Adv. Tarun Ranga appearing on behalf of the promoter submitted that in respect of (observation xix), the Hon'ble Authority has granted time of 90 days to deposit the penalty imposed in Suo Motu Complaint No 1690 of 2022. Since the said period lapses on 30.08.2026 therefore the said penalty shall be paid to the Hon'ble Authority prior to the said date. 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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.



(3/5)

- vii. 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.
- viii. 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 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.
- ix. 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.
- x. 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.
- xi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xii. Sh. Anil Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiii. The promoter shall deposit cumulative penalty of ₹1,62,36000/-, ₹5 lacs under Sections 60 and 61 read with Section 63 for contravention of the provisions of the Act as per orders dated 24.01.2024 and cost of ₹1 lac imposed for non-appearance of Managing Director or one of the directors as per orders dated 19.02.2025 in complaint No. 1690 of 2022 before 30.08.2026 failing which the said registration shall stand revoked.
- xiv. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowner only:

| S. No. | Plot No. | Size (in Sq yds) |
|--------|----------|------------------|
| 1      | H2       | 169.48           |
| 2      | H3       | 169.48           |
| 3      | H4       | 169.48           |
| 4      | H5       | 169.48           |
| 5      | H6       | 169.48           |
| 6      | H7       | 169.48           |
| 7      | H26      | 169.48           |
| 8      | H27      | 169.48           |
| 9      | H28      | 169.48           |
| 10     | H29      | 169.48           |
| 11     | H30      | 169.48           |
| 12     | H31      | 169.48           |
| 13     | H32      | 169.48           |
| 14     | H33      | 169.48           |
| 15     | H34      | 169.48           |



45

|    |              |                |
|----|--------------|----------------|
| 16 | H35          | 169.48         |
| 17 | H36          | 169.48         |
| 18 | H37          | 169.48         |
| 19 | H38          | 169.48         |
| 20 | H39          | 169.48         |
| 21 | H40          | 169.48         |
| 22 | H41          | 169.48         |
| 23 | H42          | 169.48         |
| 24 | H43          | 169.48         |
| 25 | I-5          | 178.78         |
| 26 | I-6          | 178.78         |
| 27 | J6           | 146.42         |
| 28 | J7           | 146.42         |
| 29 | J8           | 146.42         |
| 30 | J9           | 146.42         |
| 31 | J10          | 146.42         |
| 32 | J11          | 146.42         |
| 33 | K9           | 115.31         |
| 34 | K10          | 115.31         |
| 35 | K11          | 115.31         |
| 36 | K12          | 115.31         |
| 37 | L8           | 163.35         |
| 38 | L9           | 163.35         |
| 39 | L10          | 163.35         |
| 40 | L11          | 163.35         |
| 41 | L12          | 163.35         |
| 42 | L12A         | 163.35         |
| 43 | L14          | 163.35         |
| 44 | L15          | 163.35         |
|    | <b>TOTAL</b> | <b>7071.64</b> |

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

LA-Shg/LLy.

Shelly  
11/08/26

all ready  
11/8/26

STP

11/08

