



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 15.07.2026.

Item No. 325.03

(vii) **Promoter:** AA Gems Pvt. Ltd.
Project Name: South City Greens, an Affordable Residential Plotted Colony (under DDJAY-2016) being developed over an area measuring 19.99375 acres situated in the revenue estate of village Jhajjar & Talao, Sector-36, Jhajjar.

Temp Id: RERA-PKL-2096-2026.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 25.06.2026. License No. 84 of 2026 dated 05.05.2026 valid upto 04.05.2031 for an area measuring 19.99375 acres has been granted in favour of AA Gems Pvt. Ltd, Smt. Mamta Tomar, DKT Marketing Pvt. Ltd., Raj Kumar, Sunita, Anita, Kavita, Ram Chander, Ranbir, Satish, Jaybir, Rajbir, Balraj, Devendra, Ram Kishan, Manoj, Mukesh, Yudhvir, Devender Singh, Balvinder Singh, Amarjeet, Parveen, Naveen, Dayanand, Ramdiya, Sombir, Kamlesh, Rai Singh, Vicky in collaboration with AA Gems Pvt. Ltd.

2. The application was examined and following observations were conveyed on 07.07.2026:

- i. Contact details of Rahul and Yogesh Bansal needs to be submitted.
- ii. Point 1 of REP-II is not in order.
- iii. Board Resolution at CP-64 is not in order as Clear Authority to file RERA Registration has not been submitted and the same is not in original.
- iv. Clear Authority as to who shall sign the conveyance deeds on behalf of the company has not been submitted.
- v. Net worth of company is ₹2.06 crore, an explanation be submitted that how will the project be executed.



- vi. Gist of Collaboration agreement at CP-112 is not specific as it does not show the sharing of plots between the Licensee landowners and the promoter;
- vii. Net worth at CP-117 and CP-118 is not supported with valuation.
- viii. Permission for construction of culvert is not submitted/ Stage of construction/ Plots affected due to non-construction be submitted.
- ix. List of Licensees in REP-I (Part-A) mentions 28 Licensees; however, the number is 29.

3. Vide replies dated 07.07.2026 and 15.07.2026, the deficiencies mentioned above have been complied by the promoter.

4. After consideration, 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. That the promoter shall not sell any part of the commercial site measuring 0.60022 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot respective commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- 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 its validity as 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.
- 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 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.
- ix. 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 as mentioned in Form REP I.
- x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and the allocated plots shall be physically handed over to land owner/licencees after issuance of completion certificate by DTCP, Haryana.

Dayanand				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
V4	257	126.788	1	126.788
L	169	116.156	1	116.156
M	178-180	122.7	3	368.1
			5	611.044

Amarjeet @Vivek Kumar, Rajbir				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
J	127	101.84	1	101.84
M1	181	131.085	1	131.085
S2	223	126.641	1	126.641
S1	224	125.074	1	125.074
W	302-308	124.415	7	870.905
W	311 to 312	124.415	2	248.83
			13	1604.375

Balvinder				
Type	Plot No.	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	107	104.424	1	104.424
M2	182	115.268	1	115.268
T1	290	147.788	1	147.788
W	313	124.415	1	124.415
X	321-322	149	2	298
			6	789.895

Mukesh Kumar



Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	108	104.424	1	104.424
M2	184	117.72	1	117.72
U	265-269	120.24	5	601.2
U	279	12.024	1	120.24
X	323-328	149	6	894
			14	1837.584

Ram kishan				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	109	104.424	1	104.424
K	129	114.45	1	114.45
M2	185	117.72	1	117.72
M2	188-190	117.72	3	353.16
U	270-275, 278	120.24	7	841.68
			13	1531.434

Sombir, Kamlesh, Rai Singh, Vicky				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
J	113	106.4	1	106.4
L	160	116.156	1	116.156
M2	183	117.72	1	117.72
			03	340.276

Ramchander, Davender, Parveen Kumar, Naveen Kumar, Raj Kumar, Sunita, Anita, Kavita, Jaiveer, Balraj				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	110	104.424	1	104.424
J	115	106.4	1	106.4
K	132 to 141	114.45	10	1144.5
O	193	150	1	150
S	218	135.4	1	135.4
N1	243	121.406	1	121.406
Y	319	148.24	1	148.24
Y1	320	146.77	1	146.77
Y3	330-331	133	2	266
Y2	332	135.122	1	135.122
AA	344 to 346	110.7	3	332.1
AB	347 to 351 and 354 to 358	148.2	10	1482
AB1	352	126.73	1	126.73
AB2	353	150	1	150



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AD	373 to 380	93.629	8	749.032
			43	5298.124

Ranbir, Satish, Devender Singh, Yudhvair, Manoj Kumar				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
J	114	106.4	1	106.4
K	131	114.45	1	114.45
Q	202	144.375	1	144.375
N	230	126	1	126
N2	242	140.089	1	140.089
V2	255	138.881	1	138.881
V3	256	132.844	1	132.844
V5	258	120.731	1	120.731
V6	259	114.694	1	114.694
V7	260	108.656	1	108.656
V8	261	102.619	1	102.619
V9	262	96.563	1	96.563
V10	263	91.091	1	91.091
T	291 to 299	126.875	9	1141.875
AC	359 to 372	106.4	14	1489.6
			36	4168.868

Ram Diya				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
K	130	114.45	1	114.45
N	225 to 229	126	5	630
N	244 to 252	126	9	1134
			15	1878.45

Mamta Tomar & DKT Marketing Pvt. Ltd.				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
AI	1 to 5	128.61	5	643.05
C	40 to 44	136.9	5	684.5
D	45 to 54	107.513	10	1075.13
D	79 to 88	107.513	10	1075.13
E	89	120.19	1	120.19
K	143	109.545	1	109.545
K	152 to 159	114.45	8	915.6
L	161 to 168	116.156	8	929.248
O	192	150	1	150
O	194 to 196	150	3	450
			52	6152.393



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- xi. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That 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.
- xiii. That following plots mortgaged with DTCP, Haryana in lieu of Bank Guarantee of EDC and IDW have been frozen and shall only be sold after release of mortgage by DTCP, Haryana and defreezing by RERA Panchkula: -

Plot No.	Plot Type	Area in Sqm	No. of Plots	Total Area (In Sqm)
320	Y	148.240	1	148.240
319	Y1	146.770	1	146.770
330-331	Y3	133.00	2	266.00
344-346	AA	110.700	3	332.100
347 to 351 & 354-358	AB	148.200	10	1482.00
352	AB1	126.730	1	126.730
353	AB2	150.00	1	150.00
359-366	AC	106.430	14	1490.020
373-380	AD	93.629	8	749.033
		Total	41	4890.893 Sqm.

5. Contact details of Directors and number of licencees be updated in Form REP-I. Payment Plan be also uploaded on the web portal.

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



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.

LA-Shyamam
Shyamam
21/7/26

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