



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 26.08.2026.

Item No. 330.03

- (ix) **Promoter:** Om Shiva Real Estate Private Limited.
- Project Name:** "Om Dream Home-III" an Affordable Residential Plotted Colony (under DDJAY, 2016) to be developed on land measuring 11.268 acres situated in the revenue estate of village Barona, Sector-10, Kharkhauda, District Sonipat.
- Temp Id:** RERA-PKL-2135-2026.
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 06.08.2026. License No. 125 of 2026 dated 02.07.2026 valid upto 01.07.2031 for an area measuring 11.268 acres has been granted in favour of Om Shiva Real Estate Pvt. Ltd., Sh. Dinesh, Sh. Vijender and Smt. Raj Kaur in collaboration with Om Shiva Real Estate Pvt. Ltd.
2. The application was examined and following observations were conveyed on 19.08.2026:
 - i. List of plots mortgaged against IDW with DTCP Haryana be submitted.
 - ii. How will the company complete the project with a meager amount of 98.30 lakhs?
 - iii. Quantum of all the charges to be taken from the allottees at the time of possession should be indicated in the payment plan.
 - iv. Engagement of Architect with complete profile till completion of the project be submitted.
 - v. Gist of collaboration agreement and GPA highlighting important clauses be submitted.
 - vi. ITRs of the company for the last 3 years be submitted.
 - vii. Document showing the paid-up capital of company is required to be submitted.
 - viii. Plots allotted to the landowners be marked on the layout plan.



- ix. The joint undertakings (CP-98 to 103) showing the area and allocation of plots to the landowner/licencees should not be hand written and be typed.
3. Vide reply dated 24.08.2026, 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: -
- 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.
 - 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.
 - Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - 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.
 - 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.
 - 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.
 - 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.
 - That the promoter shall not sell any part of the commercial site measuring 0.252 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot share of commercial area to the landowners (with



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- mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority
- ix. Both the promoter and landowner/licencee shall comply with the provisions of section 4(2)(I)(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 plot coming to the share of landowner/licencees cannot be put to sale by the promoter and shall be physically handed over to the landowner/licencees after issuance of completion certificate issued by DTCP, Haryana:-

Land Owner	Plot Nos.	Total no. of Plots	Total area (in Sqm)
Dinesh	21 to 25 and 152	6	758.425
Raj Kaur	146	1	104.96
Vijender	145	1	122.43

- xi. That both the landowner/licencee 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 IDW have been frozen and shall only be sold after release of mortgage by DTCP, Haryana and defreezing by RERA Panchkula: -

Sr. No.	Plot No.	Plot (Area) Size in Sqm	Total Plots	Total Area of Plots in Sqm
1.	30	130.72	1	130.72
2.	46	78.79	1	78.79
3.	47 to 55	120.70	9	1086.30
4.	81 to 90	113.60	10	1136.00
	Total		21 Plots	2431.81 Sqm.

5. Payment Plan be 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 STP, HRERA Panchkula, for information and taking further action in the matter.

03/10/26

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Shri Ram
7/9/26