



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 16.09.2026.

Item No. 332.03

- (vii) **Promoter:** Jaiguruji Blessings Private Limited
- Project Name:** "JAGGI GRAND I" a Commercial Colony on land measuring 2.4875 acres situated in the revenue estate of village Khurampur Majri, Sector-16, Ambala.
- Temp Id:** RERA-PKL-2156-2026.
- Present:** Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of real estate project namely "JAGGI GRAND I" a Commercial Colony on land measuring 2.4875 acres situated in the revenue estate of village Khurampur Majri, Sector-16, Ambala bearing Licence no. 54 of 2026 dated 24.03.2026 valid upto 23.03.2031 granted in favour of Smt. Balwinder Kaur, Sh. Hardeep Singh, Smt. Paramjit kaur, Sh. Sarabjot singh, Sh. Simarjyot Singh, Smt. Harman and Smt. Kavleen Kaur in collaboration with Jaiguruji Blessings Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 31.08.2026:

- The promoter in REP I (Part B) Pg 10- has mentioned that he will not be marketing the said project- the promoter should indicate who will be marketing the said project.
- Land utilization table is incorrect- FAR mentioned instead of land area.
- "Part G- the Promoter should indicate the projects launched in the last 5 years.
- The Promoter is developing an "integrated commercial project"- however no specifications given at CP 31 to 33.
- Land sharing of Sarabjot and others at CP/106 works out to 115.1%
- REP-II Clause I is not in order.



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3. On 02.09.2026, Sh. Neeraj Puri appeared on behalf of the promoter and submitted that the reply to the above-said deficiencies could not be submitted and sought a short adjournment. Accepting his request, the Authority adjourned the matter to 09.09.2026.

4. The promoter vide replies dated 02.09.2026 and 16.09.2026 has removed 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 get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
- 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 its validity issued by the Authority. The QR code, RC number along with its 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 landowners 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 landowners 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



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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 landowners cannot be put to sale by the promoter and can only be sold by the landowner:-

Sr. No.	Shop No	Total Carpet Area (in Sqms)	
1.	4	903.54	LANDOWNER HARDEEP SINGH
2.	17	263.87	
	Total	1167.41	
3.	3	920.78	LANDOWNER BALWINDER KAUR
4.	16	263.87	
	Total	1184.65	
5.	2	970.32	Joint Share of Landowners Namely : Sarabjot Singh share 23.07% , Simarjyot Singh share 23.07% , Harman Jaggi share 23.07% , Kavleen Kaur share 23.07 % & Paramjit Kaur share 7.72 %

- 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.

5. File be consigned to record room after issuance of registration certificate. Form REP I be updated online. **Disposed of.**



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.

CA DHRUU

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