



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY - 2016) namely "Dream City" on land measuring 16.081 acres situated in the revenue estate of Village Ladwa, Sector – 1, Ladwa, Kurukshetra. vide

Registration No. HRERA-PKL-KRK-725-2025

Dated:24.06.2025

2. The Promoter of the Project is Aggarsain Land Developers Pvt. Ltd., having its registered office at 100 Foota K.D.B Road, Mandi Gate No.2, Kurukshetra, 136118 registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2022PTC107196 and PAN No. AAXCA7796H. However, the landowner/licencees are Smt. Bala Devi, Sh. Rajiv, Smt. Kavita, Smt. Divya, Sh. Mohit, Sh. Vikram Singh, Smt. Renu and Sh. Mahender Singh.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
 - vi) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
 - vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.



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viii) the said project shall be completed by **31.12.2029**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions:

- i) The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) 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) 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.



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- iii) Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town &Country Planning Department.
- iv) Both the Promoter and landowner/licensees 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 i.e. 45% of the developed area) 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 to cover the cost of construction and the land cost and shall be used only for that purpose only.
- v) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3294 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi) Promoter shall be solely responsible & Liable for giving physical possession to the respective allottees in the entire Licensed Project (including the share of Land Owners and the Promoter) i.e. 16.081



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Acres, within the timelines as mentioned in the Plot Buyer Agreement.

- vii) That the promoter shall not sell any part of the commercial site measuring 0.3294 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 45% of the commercial plotted area to the landowner (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- viii) Promoter shall be solely liable for any delay in the project for the entire Saleable Area including the share of the Land Owners.
- ix) That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- x) The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.



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- xi) No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.
- xii) Promoter shall be responsible for the maintenance and upkeep of services of the Project upto 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.
- xiii) That the below mentioned plots shall be handed over to the Landowner/ Licencees after the grant of completion certificate by the DTCP, Haryana.

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
1. Smt. Bala Devi 2. Sh. Rajiv Kumar	D	26-32	121.783	7	852.479
	E	40-46, 56-62	140.566	14	1967.929




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3. Smt. Kavita	I	47-55	115.062	9	1035.556
4. Smt. Divya	F	63-67	129.464	5	647.321
5. Sh. Vikram Singh – Mohit	H	68-70	112.565	3	337.695
6. Smt. Renu	J	71-100	143.488	30	4303.440
7. Sh. Mahender Singh	M	122- 126	149.978	5	749.890
	O	155- 158, 183- 186 187- 218	149.940	40	5997.600
	P	219- 225	142.443	7	997.101
				120 Plots	16889.010 Sqm.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman