



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 184 of 2024 dated 16.12.2024 valid upto 15.12.2029 for setting up of an Affordable Residential Plotted Colony (under DDJAY) on land measuring 61.35 acres, in favour of Real Assets Resources, ASM Sigma Ventures Pvt. Ltd., Tirupati Renewable Energy Company Pvt. Ltd. in collaboration with ASM Sigma Ventures Pvt. Ltd.. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Shree Jaswant Garden" having a total area measuring 61.35 acres situated in the revenue estate of Village Jaswantgarh, Sector 15, Kot Behla Urban Complex, District Panchkula vide

Registration No HRERA-PKL-PKL-815-2025

Dated: 11.12.2025

2. Promoter of the project is ASM Sigma Ventures Pvt. Ltd., having its registered office at SCO 80, Ground Floor, MDC, Swastik Vihar, Sector 5, Mansa Devi Complex, Panchkula, Haryana-134114. The Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN:U68200HR2023PTC113226 having PAN No. AAZCA0287D.

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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) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.



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viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

ix) the said project shall be completed by 15.12.2029. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- II. Promoter shall submit duly approved building plans in respect of commercial site measuring 1.8171 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.
- III. Promoter shall submit a copy of service plans/estimates of the colony to the Authority within two weeks after their approval by Town & Country Planning Department.
- IV. 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.
- V. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.



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- 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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.
- VIII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute an addendum to the collaboration agreement in future .
- 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 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 as per the joint undertaking dated 01.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XI. Sh. Ashwin Johar (director in the company) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XII. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:



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i. Tirupati Renewable Energy Company Pvt Ltd

Sr No.	Category	Plot No.	Area in sq.mtr	No of plots	total in sq.mtr
1	J19	475	101.91	1	101.91
2	K7	431-455	144.02	25	3,600.50
3	K5	507-514	138.35	8	1,106.80
4	K6	515	136.46	1	136.46
5	K	516-519	146.29	4	585.16
6	K1	520	146.66	1	146.66
		TOTAL		40	5,677.49

ii. Real Assets Resources





Sr No.	Category	Plot No.	Area in sq.mtr	No of plots	total in sq.mtr
1	A	1-7	148.43	7	1,039.01
2	A1	8	144.43	1	144.43
3	B	9-77 80-100	149.62	90	13,465.80
4	C	101-104 110-118	104.55	17	1,777.35
5	D	120-137 141-155	124.51	33	4,108.83
6	D4	156-158	93.70	3	281.10
7	D5	159-161	110.39	3	331.17
8	E	164-184 191-209 216-223 226-232 241-249 317-334	120.49	80	9,639.20
9	E11	185-186 189-190 210-211 214-215	136.78	8	1,094.24
10	E12	187-188 212-213	138.59	4	554.36
11	E10	234-240	89.45	7	626.15
12	F	252-265	140.51	14	1,967.14
13	F1	251	134.61	1	134.61
14	F2	266-269	120.64	4	482.56
15	G	277-282	149.88	6	899.28
16	H	283-291 301-316	149.25	23	3,432.75



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17	L	342-357 359-382 384-390	149.88	47	7,044.36
18	M	521-544 547-569 728-733	137.82	53	7,304.46
19	N	570-589 591-622 637-652 667-682	125.43	84	10,536.12
20	O	624-631	74.36	8	594.88
21	P	633-636	131.19	4	524.76
22	P1	653-660	138.09	8	1,104.72
23	P2	661	145.65	1	145.65
24	P3	662-665	143.11	4	572.44
25	R	700-706 709-715	117.56	14	1,645.84
26	S	745- 764767- 800803- 816	122.76	68	8,347.68
27	X	914-965	110.45	52	5,743.40
			TOTAL	644	83,542.29

 Chander Shekhar
Member
  Dr. Geeta Rathee Singh
Member
  Nadim Akhtar
Member
  Parneet S Sachdev
Chairman