



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. 136 of 2025 dated 04.08.2025 valid upto 03.08.2030, for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.30625 acres, in favour of Sh. Ankur Chillar, Sh. Shamsher, Smt. Veenam, Smt. Sumitra, Smt. Manisha in collaboration with Samvega Land Realtors LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Dreamstake North 45" an Affordable Residential Plotted Colony (under DDJAY) on land measuring 12.30625 acres situated in the revenue estate of Village Bamnola, Sector-45 & 50, Bahadurgarh, District Jhajjar vide

Registration No. HRERA-PKL-JJR-841-2026

Dated: 30.01.2026

2. Promoter of the project is Samvega Land Realtors LLP, having its registered office at Plot No. 137, Lower Ground Floor, LG-2, Avtar Enclave, Paschim Vihar, West Delhi, 110063. Promoter is a Limited Liability Partnership (having 5 partners i.e., Sh. Neeraj Ruhil, Sh. Sanchit Nandal, Sh. Rohan Nandal, Sh. Manav Singal and Sh. Shaurya Aggarwal) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACG-2085 having PAN No. AFGFS5204M. However, the landowner/licencees of the project are Sh. Ankur Chillar, Sh. Shamsher, Smt. Veenam, Smt. Sumitra and Smt. Manisha.

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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.haryanarerera.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 plots 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.

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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plot.
- ix) the said project shall be completed by 03.08.2030. 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 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 mentioned in the payment plan, shall be payable by the allottees.
- III. The promoter shall get prior approval from the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.



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- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.458 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- VI. 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.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity 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.
- VIII. That as per the joint undertaking dated 23.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IX. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- X. 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.
- 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.



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XII. That as per the collaboration agreement the land owners shall receive consideration from the developer towards the grant of development rights which is as under :-

Mr. Ankur Chilla- ₹ 7,67,50,000/-

Mr. Shamsher Singh- ₹ 18,70,00,000/-

Mrs. Manisha Aggarwal- ₹ 3,39,37,500/-

Mrs. Sumitra Nandal- ₹ 2,73,75,000/-

Mrs. Veenam Nandal- ₹ 11,92,50,000/-

XIII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

XIV. Sh. Kayyum Tahir Pathan (Manager) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.



Chander Shekhar
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman