



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. 162 of 2025 dated 29.08.2025 valid upto 28.08.2030, for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.90 acres, in favour of Smt. Kavita W/o Sh. Satish, Sh. Rajender s/o Sh. Sohan Lal, S/Sh. Jai Narayan - Ranbir - Ramesh Chander Ss/o Sh. Shish Ram, Smt. Bala Devi W/o Sh. Raj Verender; S/Sh. Atul - Pankaj Ss/o Sh. Raj Verender, Smt. Bimla W/o Sh. Jaibir, Smt. Neelam Wd/o – Smt. Anu D/o Sh. Raj Kawar, Smt. Neelam M/o Lt. Sh. Kapil S/o Raj Kanwar, Sh. Om Singh s/o Sh. Mann Singh; Sh. Jatinder - Jogender Ss/o – Naresh D/o Sh. Jor Singh, Sh. Sunil S/o Sh. Rajbir, Sh. Mahesh S/o Sh. Ramphal, S/Sh. Ramchander - Om Parkash Ss/o Sh. Tale Ram, Sunder Lal - Maha Singh- Samer Singh Ss/o Bhartu, Sheetal D/o Sh. Samer Singh, Saroj Wd/o Sh. Sajjan Singh, Sunil S/o Sh. Sajjan Singh, Narendra - Devender Ss/o Ved Parkash, Om Parkash Wd/o Ram Kawar, Promila – Sunila – Urmila – Babli - Saraswati Ds/o Ram Kanwar, Om Shiva Real Estate Pvt. Ltd. in collaboration with Om Shiva Real Estate Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "OM DREAM HOMES" on land measuring 7.90 acres situated in the revenue estate of Village Jhajjar & Jaundhi, Sector 27, Jhajjar vide

Registration No. HRERA-PKL-JJR-845-2026

Dated: 06.02.2026

2. Promoter of the project is Om Shiva Real Estate Pvt. Ltd., having its

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registered office at Plot no. 1, OM Enclave, Gohana Panipat Road, Rohtak, Haryana, 124001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U68200HR2024PTC121450 having PAN No. AAECO3885A. However, the landowner/licencees of the project are M/s Om Shiva Real Estate Pvt. Ltd., and 34 landowners mentioned above.

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 plots, 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



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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.
- 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 28.08.2030. 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

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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 obtain prior approval of 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.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1590 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, 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.

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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 REP-I.

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:-

Name of Land Owner	Date of Collaboration Agreement	Total Area contributed	Consideration as per Collaboration Agreement
Kavita W/o Sh. Satish	12.03.2025	0.375 Acre	₹ 1.62 Cr. & 15% of total revenue of the contributed land
Rajender s/o Sohan Lal	12.03.2025	0.975 Acre	₹ 4,21,20,000 & 15% of total revenue of the contributed land
Jai Narayan S/o Shishram; Ranbir S/o Shishram; Ramesh Chander S/o Shishram; Smt. Bala Devi W/o Raj Verender; Atul S/o Raj Verender; Pankaj S/o Sh. Raj Verender; Smt. Bimla W/o Sh. Jaibir	13.03.2025	3.14375 Acre	₹ 11,41,20,000/-
Neelam Wd/o Sh. Raj Kawar; Neelam Mother's of Lt. Sh. Kapil S/o Raj Kanwar; Annu D/o Raj Kanwar; Om Singh s/o Sh. Mann Singh; Jitender S/o Sh. Jor Singh;	10.03.2025	0.95625 Acres	₹ 6,43,60,619/-

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Jogender S/o Sh. Jor Singh; Naresh D/o Sh. Jor Singh; Sunil S/o Sh. Rajbir			
Mahesh S/o Sh. Ramphal; Om Parkash S/o Sh. Tale Ram; Ramchander S/o Sh. Tale Ram;	10.03.2025	0.75 Acre	₹ 3,85,48,500/- and 15% of total revenue of the contributed land.
Sunder Lal, Maha Singh, Samar Singh Ss/o Bhartu; Sheetal D/o Sh. Samer Singh; Saroj Wd/o Sh. Sajjan Singh; Sunil S/o Sh. Sajjan Singh; Naredner, Devender Ss/o Ved Parkash Ompati Wd/o Sh. Ram Kawar; Promila, Sunila, Urmila, Babli, Saraswati Dd/o Ram Kanwar	10.03.2025	1.528 Acre	12,70,27,898/-



Chander Shekhar

Member



Dr. Geeta Rathee Singh

Member



Nadim Akhtar

Member



Parneet S Sachdev

Chairman