



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 74 of 2025 dated 22.05.2025 valid upto 21.05.2030 (in addition to Licence No 34 of 2019 dated 01.03.2019 for an area measuring 10.2875 acres) for setting up of an Affordable Residential plotted colony (under DDJAY 2016) on land measuring 5 acres in favour of Sh. Ashish Chand Deswal S/o Sh. Prem Chand Deswal in collaboration with Dream House Infrastructure LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Swastik City Phase II" situated in the revenue estate of Village Andooa Patti, Sector-2 Hodal, District Palwal, Haryana vide

Registration No HRERA-PKL-PWL-961-2026

Dated: 13.08.2026

2. Promoter of the project is M/s Dream House Infrastructure LLP, having its registered office at 93, Hari Nagar, Ashram, South Delhi-110014. Promoter is a LLP (having 3 partners i.e., Sh. Sunil Kumar, Sh. Anil Kumar and M/s S3 Infrearealty Private Limited.) having LLPIN- AAL-7519 and having PAN No AAOFD6512G.

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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.
 - 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 31.03.2030.

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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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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 submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- 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 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.

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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. 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.
- VIII. Both the promoter and landowner/licencees 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) 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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- IX. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- X. 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 and Regulations made thereunder.
- XI. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- XII. Sh. Anil Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XIII. The promoter shall deposit cumulative penalty of ₹1,62,36,000/-, ₹5 lacs under Sections 60 and 61 read with Section 63 for

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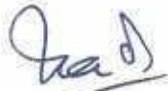
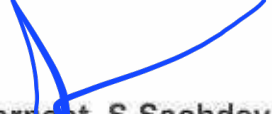
contravention of the provisions of the Act as per orders dated 24.01.2024 and cost of ₹1 lac imposed for non-appearance of Managing Director or one of the directors as per orders dated 19.02.2025 in complaint No. 1690 of 2022 before 30.08.2026 failing which the said registration granted shall stand revoked.

- XIV. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowner only:

S. No.	Plot No.	Size (in Sq yds)
1	H2	169.48
2	H3	169.48
3	H4	169.48
4	H5	169.48
5	H6	169.48
6	H7	169.48
7	H26	169.48
8	H27	169.48
9	H28	169.48
10	H29	169.48
11	H30	169.48
12	H31	169.48
13	H32	169.48
14	H33	169.48
15	H34	169.48
16	H35	169.48
17	H36	169.48
18	H37	169.48
19	H38	169.48
20	H39	169.48
21	H40	169.48
22	H41	169.48
23	H42	169.48
24	H43	169.48
25	I-5	178.78
26	I-6	178.78
27	J6	146.42
28	J7	146.42
29	J8	146.42
30	J9	146.42
31	J10	146.42
32	J11	146.42
33	K9	115.31
34	K10	115.31
35	K11	115.31

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36	K12	115.31
37	L8	163.35
38	L9	163.35
39	L10	163.35
40	L11	163.35
41	L12	163.35
42	L12A	163.35
43	L14	163.35
44	L15	163.35
	TOTAL	7071.64

 Chander Shekhar
Member
  Dr. Geeta Rathie Singh
Member
  Nadim Akhtar
Member
  Parnet S Sachdev
Chairman