



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 125 of 2026 dated 02.07.2026 valid upto 01.07.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 11.268 acres in favour of Om Shiva Real Estate Pvt. Ltd., Sh. Dinesh S/o Sh. Dharambir, Sh. Vijender S/o Sh. Hoshiyar Singh and Smt. Raj Kaur wd/o Sh. Hoshiyar Singh 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 Home-III" situated in the revenue estate of village Barona, Sector-10, Kharkhauda, District Sonapat vide

Registration No. HRERA-PKL-SNP-977-2026

Dated: 09.09.2026

2. Promoter of the project is Om Shiva Real Estate Private Limited having its registered office at Plot no. 1, Om Enclave, Gohana Road, Rohtak, Haryana, 124001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U68200HR2024PTC121450 having PAN No AAECO3885A.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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.
 - 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 01.07.2031.

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% 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 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 explicitly mentioned in the payment plan as submitted in the Authority, 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 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as 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. That the promoter shall not sell any part of the commercial site measuring 0.252 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot share of commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority
- IX. Both the promoter and landowner 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 as mentioned in Form REP I.
- X. That following plots coming to the share of landowners cannot be put to sale by the promoter and shall be physically handed over to the landowners after issuance of completion certificate issued by DTCP, Haryana:-

Land Owner	Plot Nos.	Total no. of Plots	Total area (in Sqm)
Dinesh	21 to 25 and 152	6	758.425
Raj Kaur	146	1	104.96
Vijender	145	1	122.43

- XI. That both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XII. That 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.



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XIII. That following plots mortgaged with DTCP, Haryana in lieu of Bank Guarantee of IDW have been frozen and shall only be sold after de mortgage by DTCP, Haryana and RERA Panchkula: -

Sr. No.	Plot No.	Plot (Area) Size in Sqm	Total Plots	Total Area of Plots in Sqm
1.	30	130.72	1	130.72
2.	46	78.79	1	78.79
3.	47 to 55	120.70	9	1086.30
4.	81 to 90	113.60	10	1136.00
		Total	21 Plots	2431.81 Sqm.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member