



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. 54 of 2026 dated 24.03.2026 valid upto 23.03.2031 for setting up of an Commercial Colony on land measuring 2.4875 acres (having an FAR of 18207.27 sq. mtrs) in favour of Smt. Balwinder Kaur, Sh. Hardeep Singh, Smt. Paramjit kaur, Sh. Sarabjot singh, Sh. Simarjyot Singh, Smt. Harman and Smt. Kavleen Kaur in collaboration with Jaiguruji Blessings Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "JAGGI GRAND I" situated in the revenue estate of village Khurampur Majri, Sector-16, Ambala vide

Registration No. HRERA-PKL-AMB-989-2026

Dated: 01.10.2026

2. Promoter of the project is Jaiguruji Blessings Private Limited, having its registered office at Plot no. 1592, Sector 7C, Chandigarh-160019. Promoter is a Private Limited Company registered with Registrar of Companies, Chandigarh, with CIN U45309CH2020PTC043247 having PAN No AAECJ9479K.

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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) 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 unit sold/booked and expenditure made in the project.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.
 - vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of shop.



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viii) The date of completion of the project is 23.03.2031.

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 units 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 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 get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
- 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.



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- V. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity issued by the Authority. The QR code, RC number along with its validity 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.
- 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 as per the joint undertakings, both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VIII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter has not to execute any addendum to the collaboration agreement in future.
- IX. That both the Promoter and landowners 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 Form REP I.



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- X. That following commercial shops coming to the share of landowners cannot be put to sale by the promoter and can only be sold by the landowner:-

Sr. No.	Shop No	Total Carpet Area (in Sqms)	
1	4	903.54	13
2	17	263.87	
Total		1167.41	
3	3	920.78	LANDOWNER BALWINDER KAUR
4	16	263.87	
Total		1184.65	
5	2	970.32	Joint Share of Landowners Namely : Sarabjot Singh share 23.07% , Simarjyot Singh share 23.07% , Harman Jaggi share 23.07% , Kavleen Kaur share 23.07 % & Paramjit Kaur share 7.72 %

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- 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member