



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted Licence no. 235 of 2025 dated 01.12.2025 valid upto 30.11.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 20.91875 acres in favour of Sh. Wazir Singh, Sh. Suber Singh, Sh. Bhupender Singh, Sh. Dinesh, Sh. Kuldeep, Sh. Sajjan Singh, Smt. Suman, Sh. Paramjeet and Sh. Dheeraj in collaboration with Aman Ventures Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "AANANDAM HOMES" on land measuring 20.82775 acres (excluding 0.091 acres under undetermined use) situated in the revenue estate of village Pahlwan, Sector-2, Uchana, District Jind vide

Registration No. HRERA-PKL-JND-941-2026 Dated: 09.07.2026

2. Promoter of the Project is Aman Ventures Private Limited having its registered office at SCO 393, Sector-29, Gurugram-122001 registered with Registrar of Companies, Haryana with CIN U52100HR2015PTC055829 and PAN No. AANCA5788R.

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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 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.

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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 **30.11.2030**.

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. 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 duly approved building plans in respect of commercial site measuring 0.798 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot 50% of commercial plotted area to the landowners as per the terms of collaboration agreement. A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.
- V. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF,

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Govt. of India (if applicable) before execution of development works at site.

- VI. 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 and RC number should also 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.
- VII. 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.
- VIII. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- IX. That as per the joint undertaking cum affidavit, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- X. 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 in future.
- XI. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 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.
- XII. That as per the collaboration agreement between the landowner/licensees and the promoter, the Promoter has allotted the following plots to the Landowners which shall be handed over after the grant of completion certificate from DTCP, Haryana:

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Name of Land Owner/Licencee	Plot No.	Total Plots	Total Area (in Sq. Mtrs)
Sh. Suber Singh,	8,12,13,25,26,30,31,51,52,90,105,123,125,131,132,134,140,141,142,146,154,162,182,183,184,200,201,221,222,228,229,234,248,249,264,265,289,296,299,304,305,321,322	43	5,481
Sh. Wazir Singh	9,24,43,48,53,54,55,81,103,104,126,127,133,143,144,145,147,152,153,180,181,198,199,219,220,226,227,233,246,247,254,262,263,270,281,288,300,301,302,303,323	41	5,381
Sh. Bhupender Singh	22,39,42,49,50,63,100,101,102,109,110,111,118,148,149,150,161,175,176,177,178,185,223,230,266,267,280,286,287,324,325	31	4,128
Sh. Sajjan Kumar	6,23,37,135,136,151,187,196,224,225,242,243	12	1,525
Sh. Dinesh	14,38,119,120,121,130,173,174,207,218,232,268	12	1,482
Smt. Suman Devi	60, 106,214,231	4	498
Sh. Paramjeet (Minor) S/o Late Sh. Rajesh Kumar through Guardian Smt. Suman Devi)	32,197,284,297	4	490
Sh. Dheeraj (Minor) S/o Late Sh. Rajesh Kumar through Guardian Smt. Suman Devi)	15,107,285,298	4	494
Sh. Kuldeep Singh	7,36,108,128,129,186,195,216,217,244,245,269	12	1,482
		163	20,963

 **Chander Shekhar**
Member
  **Dr. Geeta Rathee Singh**
Member
  **Nadim Akhtar**
Member
  **Parneet S Sachdev**
Chairman