



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.01.2026.

Item No. 309.35

Request for permission for sale of land owners/licencees plots.

**Promoter:** ADM Developers.

**Project:** "Mayur City"- Residential Plotted Colony under DDJAY-2016 on land measuring 18.325 acres situated in the revenue estate of Village Jhajjar, Sector-27, Jhajjar

**Reg. No.:** HRERA-PKL-JJR-678-2025 dated 21.03.2025 valid upto 12.11.2029.

**Temp ID:** 1597-2024

**License No.** 144 of 2024 dated 13.11.2024 renewed upto 12.11.2029.

1. Vide letter dated 25.06.2025, promoter has submitted that they had received the HRERA Registration No. HRERA- PKL-JJR-678-2025 Dated 21.03.2025, and as per condition No. III of said permission, following plots and coming to the share of land owner/licencees cannot be put to sale by the promoter/ Developer.

We would like to draw your attention to the fact that, some of our land owners are approaching us to sell part of their plots due to urgent requirement of payment. Similar permission has already been granted to land owners/licenseses in our existing project Saras City Sector-21, Jhajjar, HRERA Registration No. HRERA-PKL-JR-323-2022 dated 01.07.2022 with the condition that land owners shall sell their plots through RERA account maintained by the promoter as per RERA Act and Rules.

Therefore, the Authority is requested to grant permission for the sale of plots of the land owner/licenseses on the same condition that, the amount received for sale of plots will be routed through RERA account maintained by the promoter/developer. We are enclosing a joint undertaking in this regard.



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2. The above matter was considered by the Authority in its meeting held on 16.07.2025, where after consideration the Authority observed that the Promoter has not submitted the details of land owners who have approached to sell their plots. As per office record (RC) there are approx. 27 land owners. The Authority directed the promoter to submit the details of the land owners who have approached to sell their plots along with the list of plots sold as on date. Promoter should also submit the stage of development at site duly supported with photographs. Further, details of amount collected from the allottees and amount of expenditure of the project, duly certified by the Chartered Accountant be submitted.

3. On the last date of hearing, i.e., 01.10.2025, the Authority after consideration decided to grant one more opportunity to the promoter to comply with the orders of the Authority dated 16.07.2025. The office was also directed to send copy of these orders to the promoter through registered post and email.

The said orders were sent to the promoter vide e-mail dated 27.10.2025 Vide letters dated 21.10.2025 and 19.12.2025, the promoter has through registered post dated 29.10.2025 submitted the below given details and documents:-

**1. List of 27 Land Owners of "Mayur City" Residential Plotted Colony Under DDJAY-2016 Vide Reg. No. HARERA-PKL-JJR-678-2025 dated 21.03.2025 :**

1. Sh. Anand Parkash Sachdeva S/o Late Sh. O. P. Sachdeva
2. Smt. Anjali Sachdeva W/o Sh. Anand Parkash Sachdeva
3. Sh. Deepak Gahlot S/o Sh. Mansukh Lal Gahlot
4. Sh. Yiyashu Maheshwari S/o Sh. Mahesh Chand Maheshwari
5. Sh. Vijay Schrawat S/o Sh. R.S. Schrawat
6. Sh. Aakash Sachdeva S/o Late Sh. O. P. Sachdeva
7. Sh. Karan Vijan S/o Sh. Gurucharan Lal Vijan
8. Sh. Anshul Vijan S/o Sh. Gurucharan Lal Vijan
9. Sh. Niranjana Kumar S/o Sh. Khushi Ram
10. Smt. Sunil Kumari S/o Sh. Devender
11. Sh. Surender Chawla S/o Sh. Khem Chand Chawla
12. Sh. Ashish Maheshwari S/o Sh. Raj Kumar Maheshwari
13. Sh. Pardeep Kumar Gahlot S/o Mansukh Lal Gahlot
14. Smt. Mamta W/o Sh. Niranjana Kumar
15. Sh. Kailash Chand Aggarwal S/o Sh. Rati Ram Aggarwal
16. Sh. Anand Mohan Sharma S/o Sh. D.R. Sharma
17. Sh. Rajeev Goel S/o Sh. Ram Krishana Das Goel
18. Sh. Mukesh Kumar S/o Sh. Ved Parksh Garg
19. Sh. Shobit Rastogi S/o Sh. Ravi Parkash Rastogi
20. Sh. Manoj Mittal S/o Sh. Bishan Narayan Mittal
21. Sh. Rakesh Kumar HUF S/o Sh. Hansraj
22. Sh. Gulshan Kumar Arora HUF S/o Hansraj
23. Sh. Shri Bhagwan Yadav S/o Sh. Kishan Chand Yadav
24. Sh. Mukesh Yadav S/o Sh. Kishan Chand Yadav
25. Sh. Sunder Yadav S/o Sh. Kishan Chand Yadav



26. Sh. Vinit Kumar Aggarwal S/o Sh. Sohan Lal Aggarwal  
 27. Smt. Tripati Gulati W/o Sh. Neeraj Maheshwari

2. Details of Land Owner who have approached Promoter to sell plots alongwith list of plots:

Sr. No	Name of Land Owners	Number of Plots
1	Sh. Deepak Gahlot S/o Sh. Mansukh Lal Gahlot	14 (68, 281, 115, 108, 27, 30, 47, 139, 15, 48, 129, 164, 1, 260)
2	Sh. Yiyashu Maheshwari S/o Sh. Mahesh Chand Maheshwari	17 ( 29, 26, 31, 33, 75, 268, 247, 282, 158, 178, 138, 128, 112, 50, 36, 24)
3	Sh. Vijay Sehrawat S/o Sh. R.S. Sehrawat	9 (279, 155, 215, 211, 302, 13, 16, 137, 2)
4	Sh. Karan Vijan S/o Sh. Gurucharan Lal Vijan	3 ( 20, 67, 5)
5	Sh. Anshul Vijan S/o Sh. Gurucharan Lal Vijan	3 (9, 107, 52)
6	Sh. Niranjan Kumar S/o Sh. Khushi Ram	3 (284, 209, 135)
7	Smt. Sunil Kumari S/o Sh. Devender	2 (290, 289)
8	Sh. Surender Chawla S/o Sh. Khem Chand Chawla	10( 133, 154, 170, 277, 251, 252, 213, 292, 206, 113)
9	Sh. Ashish Maheshwari S/o Sh. Raj Kumar Maheshwari	4(278, 205, 8, 12)
10	Sh. Pardeep Kumar Gahlot S/o Mansukh Lal Gahlot	4 (280, 121, 40, 41)
11	Smt. Mamta W/o Sh. Niranjan Kumar	4(303, 294, 168, 51)
12	Sh. Kailash Chand Aggarwal S/o Sh. Rati Ram Aggarwal	7 (180, 167, 55, 143, 300, 114, 102)
13	Sh. Rakesh Kumar HUF S/o Sh. Hansraj	4(175, 190, 76, 253)
14	Sh. Gulshan Kumar Arora HUF S/o Hansraj	4 (176, 189, 165, 276)
15	Sh. Vinit Kumar Aggarwal S/o Sh. Sohan Lal Aggarwal	2 (262, 267)

3. The detail of Development works executed are as follows:

S.No. (1)	Common Areas and Facilities (2)	Percentage of Work Done (3)
1	Internal Roads & Footpaths	40%
2	Sewerage (Chamber, Lines)	60%
3	Storm Water Drains	60%



4	Landscaping & Tree Planting (Playground/Parks)	90%
5	Boundary Wall/Gate	90%
6	Treatment and Disposal of Sewage and Sullage Water	25%
7	Water Supply (Domestic)	Yet Not Started
8	External Electrification/ Lighting	20%

4. A certificate duly certified by the Chartered Accountant detailing the amount collected from the allottees as ₹ 9,33,15,504/- and the corresponding expenditure as ₹ 9,29,53,728/- has been enclosed.

5. Today, Sh. Jyoti Sidana appeared on behalf of the promoter and submitted that they have submitted the written consent of all the 15 landowners for selling their 90 plots. Upon Perusal of records it was observed that the promoter has filed written consent of 16 landowners for 83 plots. Also written consent of a few landowners are not in original.

6. The Authority after consideration decided to grant one more opportunity to submit consent of all the landowners mentioning their share of plots in original on or before 11.03.2026.

7. Adjourned to 18.03.2026.



True copy

  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA-Dhruv  
L.H.  
03/02/26 STP

  
02/02

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