



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 25.02.2026.

Item No. 314.32

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

Promoter: ADM Developers.

Project: "Saras City"- Residential Plotted Colony under DDJAY-2016 on land measuring 5.7625 acres falling in Sector-21, Jhajjar.

Reg. No.: HRERA-PKL-JJR-695-2025 dated 19.05.2025 valid upto 27.11.2029.

Temp ID: 1596-2024.

1. Vide letter dated 09.01.2026 and 12.01.2026, promoter has submitted the following:-

This is with reference to the subject cited above, we have applied for permission for sale of plots forming part of Land Owner/ Licensees falling in the Project "Saras City" an affordable Plotted Colony over an area measuring 5.7625 Acres falling in Sector 21, Jhajjar. (RERA No.: RERA-PKL- JJR-695-2025 dated 19.05.2025).

In this respect, the following is enclosed:

1. Consent of Landowner Licensee

2. Affidavit by the Promoter duly Notarized stating "That as per the consent and request of the landowners for the sale of their share of plots, we will comply with the provisions of Clause 4(l) read with Clause(d) as applicable.

2. That the Special Condition No. iii of the Registration certificate states: - That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

i. Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot	Total Plots	Total Area (In Sqmts.)
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Mr. Anand Parkash Sachdeva	H	247	141.024	1	141.024
	H	256	141.024	1	141.024
	H	257	141.024	1	141.024
	H	258	141.024	1	141.024
			Total	4 Plots	564.096 Sqmts.

ii. Smt. Rekha Gahlot, Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqmts.)	Total Plots	Total Area (In Sqmts.)
Smt. Rekha Gahlot	Q	190	124.542.	1	124.542.
	P	196	118.962	1	118.962
	N	199	137.028	1	137.028
	R	208	125.568	1	125.568
	R	209	125.568	1	125.568
	M	214	148.637	1	148.637
	M	215	148.637	1	148.637
	H	237	141.024	1	141.024
	H	242	141.024	1	141.024
	H	243	141.024	1	141.024
	H	244	141.024	1	141.024
	H	254	141.024	1	141.024
	H	259	141.024	1	141.024
	H	260	141.024	1	141.024
	H	261	141.024	1	141.024
	J2	285	125.012	1	132.012
			Total	16 Plot	2189.148 Sqmts.
Mr. Anand Parkash Sachdeva	K	233	144.216	1	144.216
	K	234	144.216	1	144.216
	K	235	144.216	1	144.216
	K	236	144.216	1	144.216
	H	240	141.024	1	141.024
	H	263	141.024	1	141.024
	H	246	141.024	1	141.024
			Total	7 Plots	999.936 Sqmts.
			Grand Total	23 Plots	3189.084 Sqmts.



iii. Mr. Yiyashu Maheshwari, Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqmts.)	Total Plots	Total Area (In Sqmts.)
Mr. Yiyashu Maheshwari	Q	191	124.542	1	124.542
	P	198	118.962	1	118.962
	N	200	137.028	1	137.028
	R	206	125.568	1	125.568
	R	207	125.568	1	125.568
	R	210	125.568	1	125.568
	M	217	148.637	1	148.637
	M	218	148.637	1	148.637
	M	225	148.637	1	148.637
	M	226	148.637	1	148.637
	L	228	140.828	1	140.828
	L	230	140.828	1	140.828
	L	231	140.828	1	140.828
	H	250	141.024	1	141.024
	H	251	141.024	1	141.024
	H	252	141.024	1	141.024
	H	253	141.024	1	141.024
	J	271	126.000	1	126.000
	J2	289	132.012	1	132.012
	J2	294	132.012	1	132.012
J2	295	132.012	1	132.012	
			Total	21 Plots	2860.401 Sqmts.
Mr. Anand Parkash Sachdeva	Q	192	124.542	1	124.542
	Q	193	124.542	1	124.542
	Q	194	124.542	1	124.542
	R	211	125.568	1	125.568
	R	212	125.568	1	125.568
	M	220	148.637	1	148.637
	M	221	148.637	1	148.637
	M	222	148.637	1	148.637
	M	223	148.637	1	148.637
	M	224	148.637	1	148.637
	K	232	144.216	1	144.216
			Total	11 Plots	1512.163 Sqmts.
			Grand Total	32 Plots	4372.564 Sqmts.



iv. Deepak Gahlot

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot(in Sqmts.)	Total Plots	Total Area (In Sqmts.)
Mr. Deepak Gahlot	P	197	118.962	1	118.962
	N	201	137.028	1	137.028
	R	204	125.568	1	125.568
	R	205	125.568	1	125.568
	M	216	148.637	1	148.637
	M	219	148.637	1	148.637
	L	229	140.828	1	140.828
	H	238	141.024	1	141.024
	H	239	141.024	1	141.024
	H	248	141.024	1	141.024
	H	255	141.024	1	141.024
	H	264	141.024	1	141.024
	H	265	141.024	1	141.024
	H	266	141.024	1	141.024
	J2	296	132.012	1	132.012
	J2	297	132.012	1	132.012
			Total	16 Plots	2196.421 Sqmts.

v. Mr. Jasbir Singh, Mr. Niranjan Kumar

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqmts.)	Total Plots	Total Area (In Sqmts.)
Mr. Jasbir Singh	Q	188	124.542	1	124.542
	Q	189	124.542	1	124.542
	R	213	125.568	1	125.568
	J2	290	132.012	1	132.012
	J2	291	132.012	1	132.012
	J2	292	132.012	1	132.012
			Total	6 Plots	770.688 Sqmts.
Mr. Niranjan Kumar	P	195	118.962	1	118.962
	L	227	140.828	1	140.828
	J	267	126.000	1	126.000
	J	268	126.000	1	126.000
			Total	4 Plots	511.790 Sqmts.
			Grand Total	10 Plots	1282.478 Sqmts.

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.



3. On 14.01.2026, the Authority after consideration directed the promoter to submit the list of plots of the landowners which they want to sell in a tabular form. Also the consent of Sh. Niranjana Kumar be submitted in original and the matter was adjourned to 01.04.2026.

4. Vide reply dated 23.02.2026, ADM Developers have requested for permission for sale of plots of Sh. Niranjana Kumar and also the details of plots for which permission for sale has been requested along with request for early hearing :

i. Mr. Anand Parkash Sachdeva

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmts.)
1	Q	192	124.542
2	Q	193	124.542
3	Q	194	124.542
4	R	211	125.568
5	R	212	125.568
6	M	220	148.637
7	M	221	148.637
8	M	222	148.637
9	M	223	148.637
10	M	224	148.637
11	K	236	144.216
12	H	240	141.024
13	H	258	141.024
14	H	263	141.024
Total		14 Nos.	1935.217sqmts.

ii. Mr. Deepak Gahlot

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmts.)
1	P	197	118.962
2	N	201	137.028
3	R	204	125.568
4	R	205	125.568
5	M	216	148.637
6	M	219	148.637
7	L	229	140.828
8	H	238	141.024
9	II	239	141.024
10	H	248	141.024
11	II	264	141.024
12	II	265	141.024
13	H	266	141.024
14	J2	296	132.012
15	J2	297	132.012
Total		15 Nos.	2055.338sqmts.



iii. Mrs. Rekha Gahlot

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmt)
1	Q	190	124.542
2	P	196	118.962
3	N	199	137.028
4	R	208	125.568
5	R	209	125.568
6	M	214	148.637
7	M	215	148.637
8	H	237	141.024
9	H	242	141.024
10	H	243	141.024
11	H	244	141.024
12	H	259	141.024
13	H	260	141.024
14	H	261	141.024
15	J2	285	132.012
Total		15 Nos.	2048.046 sqmts.

iv. Mr. Yiyashu Maheshwari

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmts.)
1	Q	191	124.542
2	P	198	118.962
3	N	200	137.028
4	R	206	125.568
5	R	207	125.568
6	R	210	125.568
7	M	217	148.637
8	M	218	148.637
9	M	225	148.637
10	M	226	148.637
11	L	228	140.828
12	L	230	140.828
13	L	231	140.828
14	J	271	126.000
15	J2	289	132.012
16	J2	294	132.012
17	J2	295	132.012
Total		17 Nos.	2296.174sqmts.

v. Mr. Jasbir Singh

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmts.)
1	Q	188	124.542
2	Q	189	124.542
3	R	213	125.568



4	J2	290	132.012
5	J2	291	132.012
6	J2	292	132.012
Total		6 Nos.	770.814sqmts.

vi. Mr. Nirranjan Kumar

Sr. No.	Plot Type	Plot Number	Total Area (In Sqmts.)
1	P	195	118.962
2	L	227	140.828
3	J	267	126.000
4	J	268	126.000
Total		4 Nos.	511.826 Sqmts.

6. Vide letter dated 23.02.2026, the promoter has requested to issue appropriate directions for allowing the sale of plots.

7. The Authority grants permission for the sale of the above plots to the promoter who will comply with the conditions 4 (2)(1)(d) of RERA Act, 2016. The office is directed to issue a corrigendum in this regard. Disposed of.



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.

STP



LA HEENA.

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