



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.02.2026.

Item No. 312.41

Submission in compliance of RERA Registration.

Promoter: PRISH REALTY PRIVATE LIMITED.

Project: "ANANDAM ASHIYANA" an Affordable Residential plotted colony (under DDJAY) on land measuring 12.462 Acres situated in the revenue estate of Village Talao, Sector 36, Jhajjar.

Reg. No.: HRERA-PKL-JJR-776-2025 dated 23.10.2025 valid upto 30.03.2027.

Temp ID: 1767-2025.

1. The Promoter vide letter dated 10.10.2025 has provided the following in compliance of Special Condition XII:
 - XII. "That as per the collaboration agreement dated 03.11.2023, the plots shall be shared in the ratio of 60% (Landowner) and 40% (Promoter). The promoter shall submit a joint undertaking within 30 days from Issuance of RC mentioning the list of plots coming to the share of Landowners. Till then neither the landowners nor the promoter is allowed to sell the plots".
2. The Promoter has submitted an affidavit cum declaration duly signed by all the landowners and the developer in which the landowners are giving consent to the statement that as per the terms and conditions of collaboration agreement we have got our share as per area sharing condition of the collaboration agreement.
3. Also, as per the terms of the collaboration agreement we have to refund the security amount paid by the developers at the time of signing of the collaboration agreement. We have been given the plots against the security deposit. Both the parties have mutually agreed to this, and we have no objection for selling of plots to the developer. We have also authorized



(12)

on our behalf to sell and marketing our plots and pay us the amount received to the developers when plots are sold.

4. After consideration, the Authority is of the view that the affidavit cum declaration submitted by the promoter is not in original and has no clarity. Therefore, the promoter is directed to submit a clear affidavit regarding the sharing of plots between the landowner/licencees and who will sell the same as per the collaboration agreement.

5. Vide reply dated 30.01.2026, the promoter has again submitted the same documents submitted earlier which are not in order. After consideration, the Authority decides to grant one last opportunity to the promoter to submit a clear affidavit in original regarding the sharing of plots between the landowner/licencees and who will sell the same as per the collaboration agreement.

6. Adjourned to 22.04.2026.



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.

STP

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09/03