



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, hrerapl-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 25.03.2026.

Item No. 316.27

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, the following plots coming to the share of land owner/licencees could not 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/licensees 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/licensees on the same condition that, the amount received for sale of plots will be



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routed through RERA account maintained by the promoter/developer. We are enclosing a joint undertaking in this regard.

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 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 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 Sehrawat S/o Sh. R.S. Sehrawat
 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	Numbers 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. Niranjn 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 Mahehwari	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. Niranjn 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 are as follows:

S. No. (1)	Common Areas and Facilities (2)	Percentage Work Done (3)	of
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/-.

5. On 07.01.2026, Sh. Jyoti Sidana that they have submitted the written consent of all the 15 landowners for selling their 90 plots in the registered project. Upon perusal of records it was observed that the promoter has filed written consent of 16 landowners for 83 plots. Also, the 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. The promoter vide letter dated 17.02.2026 has submitted the original consent letters of 16 landowners for permission to sell 94 plots, as detailed below:

Sr. no.	Name of Land owners	Number of Plots
1.	Sh. Deepak Gahlot S/o Sh. Mansukh Lal Gahlot	11 (68, 281, 115, 108, 27, 30, 47, 139, 15, 129, 260)
2.	Sh. Yiyashu Maheshwari S/o Sh. Mahesh Chand	17 (29, 26, 31, 33, 75, 261, 268, 247, 282, 158, 178, 138, 128, 112, 50, 36, 24)
3.	Sh. Vijay Sehrawat S/o Sh. R. S. Sehrawat	7 (279, 155, 215, 211, 13, 16, 137)
4.	Sh. Karan Vijan S/o Sh. Gurucharan Lal Vijan	2 (20, 67)
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	9 (133, 170, 277, 251, 252, 213, 292, 206, 113)
9.	Sh. Ashish Maheshwari S/o Sh. Raj Kumar Mahehswari	4 (278, 205, 8, 12)
10.	Sh. Pardeep Kumar Gahlot S/o Mansukh Lal	4 (280, 121, 40, 41)



	Gahlot	
11.	Smt. Mamta W/o Sh. Niranjn Kumar	3(294, 168, 51)
12.	Sh. Kailash Chand Aggarwal S/o Sh. Rati Ram Aggarwal	4 (167, 55, 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	3 (176, 189, 276)
15.	Sh. Vinit Kumar Aggarwal S/o Sh. Sohan Lal Aggarwal	2 (262,267)
16.	Sh. Anand Mohan Sharma	4(37,69,140,161)

8. On perusal of the documents, it is found that in the table the promoter has mentioned three plots (9, 107, 52) of Sh. Anshul Vijan whereas in the consent letter the plot no.s are 20 and 67. In the table, the promoter has mentioned four plots (278, 205, 8, 12) of Ashish Maheshwari whereas in the consent letter the plot nos. are (278, 205, 8, 21).

9. The Authority after consideration decides to defreeze the plots of the abovesaid landowners except of Sh. Anshul Vijan and Ashish Maheshwari. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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CA-Heena
Heena
29/04/26