



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 01.07.2026.

Item No. 324.31

Application for rectification in the industrial plots under the share of the landowners in the registration.

Promoter: Shreemat Breez LLP.

Project: Amara Greens.

Reg. No.: HRERA-PKL-SRS-836-2026 dated 16.01.2026.

Temp ID: 1871-2025.

Present: Sh. Neeraj Puri on behalf of promoter.

1. The promoter vide letter dated 20.03.2026 has submitted that their project namely "AMARA GREENS" has been registered with the HRERA, Panchkula vide Registration No.HRERA-SPKL-SRS-836-2026 dated 16.01.2026.
2. Vide Special Condition No. XIII, it has been provided that the following Plots coming to the share of landowners/licencees cannot be put to sale by the promoter, however, can be sold by the Landowners, i.e., Smt. Kiran Bansal; Sh.Jatin Bansal and Smt.Varsha Aggarwal:

Sr.No.	Plot No.	No. of Plots	Type of Unit	Area (in Sq. Yards)
01	A2/28 to 44	17 Plots	Residential	3031.608
02	A3/16 to 19	04 Plots	Residential	717.55
03	B6/01 to 05	05 Plots	Residential	896.82
04	B6/10 to 14	05 Plots	Residential	896.82
05	C2/39 to 42	04 Plots	Residential	717.55
06	IA/21 to 26	06 Plots	Industrial	3165.649
07	IA/27 to 29	03 Plots	Industrial	1411.088
08	IA/36 to 45	10 Plots	Industrial	5207.608
Total Area (Resi.6260.348 + Indl. 16044.693 Sq.Yds 9784.345)				or 3.315 Acres



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3. It is further submitted that as per the mutual understanding and decision, the Landowners were allocated plots falling under industrial category share in Block ID but, while submitting Affidavit-cum- Undertaking duly signed by the Landowners and the Promoter containing the details of the industrial plots, the block was inadvertently and erroneously written as Block IA instead of Block ID. Accordingly, the same have been depicted in the HRERA Registration Certificate issued to them.

4. The allocation of industrial plots coming to the share of the landowners was made to them in Industrial Block ID but due to typical error these were shown in Industrial Block IA in the affidavit-cum-undertaking, which is required to be rectified.

5. Therefore, a revised Affidavit-cum-Undertaking containing the exact details of the Industrial Plots falling in Block ID coming to the share of the landowners, duly signed by them as well as the partner/promoter is attached for consideration and for making necessary rectifications in the Registration Certificate.

The promoter SHREEMAT BREEZ LLP having its registered office at Opposite Sena Medal KSK Petrol Pump, Near Sector 19 & 20, HSVP, Vaidwala Road, Vaidwala, Sirsa-125 055 (Haryana) acting through Shri Madhav Jain S/o Shri Sanjiv Jain, Partner of the LLP (hereinafter referred to as the Developer) and Shri Jatin Bansal S/o Shri Rajesh Kumar; Smt.Kiran Bansal W/o Shri Vinod Bansal and Smt. Varsha Aggarwal W/o Shri Vipin Garg (hereinafter referred to as the Land Owners), do hereby jointly affirm and declare as under:

- i- That they entered into a Joint Development Agreement (JDA) vide Deed No.995 dated 28.04.2025 ("The Agreement") for the development of the respective plotted colony under Enterprise Promotion Policy.
- ii- That pursuant to the terms of the Agreement, Shreemat Breez LLP ("Developer") is entitled to develop the land parcels specified therein and to allocate residential/industrial/commercial plots to the Landowners, in accordance with their respective entitlements.
- iii- That as per Clause "A" of the Agreement, Landowners are entitled to a total saleable area in proportion to 8 Acres 1 Kanal 19 Marla land out of the total licensed area.
- iv- That the plots falling under Industrial Category viz. ID 21-26; ID 27-29 and ID 36-45 were allocated to the landowners and the same were to be shown in Registration Certificate accordingly but due to typographical error, the same were written as IA 21-26; IA 27-29 and IA 36-45 mistakenly in the affidavit and based upon the information as contained in the affidavit, these stood incorporated in the RERA Registration Certificate No.HRERA-PKL-SRS-836-2025 dated 16.01.2026 vide Special Condition No.XIII as under:



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Sr.No.	Plot No.	No. of Plots	Type of Unit	Area(in Sq.Yards)
01	A2/28 to 44	17 Plots	Residential	3031.608
02	A3/16 to 19	04 Plots	Residential	717.55
03	B6/01 to 05	05 Plots	Residential	896.82
04	B6/10 to 14	05 Plots	Residential	896.82
05	C2/39 to 42	04 Plots	Residential	717.55
06	IA/21 to 26	06 Plots	Industrial	3165.649
07	IA/27 to 29	03 Plots	Industrial	1411.088
08	IA/36 to 45	10 Plots	Industrial	5207.608
Total Area (Resi.6260.348 + Indl. 9784.345)				16044.693 Sq.Yds or 3.315 Acres

v- That as per the mutual understanding and agreement, the Landowners were allocated plot numbers and the number of plots in Industrial Category in Block ID but while submitting Affidavit-cum-Undertaking duly signed by the Landowners and the Promoter containing the details of the industrial plots, the block was inadvertently and mistakenly written as Block IA. In fact, the allocation was made to them in Industrial Block ID but due to typographical error these were shown in Industrial Block IA instead of Block ID, while submitting affidavit-cum-undertaking.

vi.-The exact and factual allocation of industrial plots coming in the share of the landowners is as under :

Sr.No.	Plot No.	No. of Plots	Type of Unit
01	ID/21 to 26	06 Plots	Industrial
02	ID/27 to 29	03 Plots	Industrial
03	ID/36 to 45	10 Plots	Industrial

vii- That the Industrial Plots as incorporated in the Registration Certificate have wrongly been shown in Block IA due to the typographical error whereas in fact it is Block ID. This inadvertent mistake/error is required to be rectified in the HRERA Registration Certificate, for which they have no objection:

DETAIL OF PLOTS AS INCORPORATED IN RERA REGISTRATION CERTIFICATE				DETAIL OF PLOTS AS REQUIRED TO BE REVISED/ RECTIFIED AND TO BE INCLUDED IN RERA REGISTRATION CERTIFICATE			
Sr. No.	Plot No.	No. of plots	Type of Unit	Sr. No.	Plot No.	No. of Plots	Type of Unit
01	IA/21 to 26	06 Plots	Industrial	01	ID/21 to 26	06 Plots	Industrial
02	IA/27 to 29	03 Plots	Industrial	02	ID/27 to 29	03 Plots	Industrial
03	IA/36 to 45	10 Plots	Industrial	03	ID/36 to 45	10 Plots	Industrial



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viii That the parties acknowledge and confirm the accuracy of the above mentioned details of Industrial Plots allocated under the Agreement.

ix- That the parties further affirm that all statements made above are true and correct to the best of their knowledge, information and belief and nothing material has been concealed therefrom.

6. On 22.04.2026, the Authority after consideration directed the promoter to submit an Affidavit mentioning the area of the plots (1D Plot No. 21 to 26, 27 to 29 and 36 to 45), so that the same could be taken on record and the matter was adjourned to 01.07.2026.

7. The promoter vide letter dated 24.04.2026 has submitted the corrected marked Layout Plan of Landowner's share and vide letter dated 01.05.2026 has submitted the following Affidavit :-

- i- That a Joint Development Agreement has been executed between the Landowners and the Developer vide Deed No.995 dated 28.04.2025 whereby after mutual understanding and other good and valuable consideration, certain terms and conditions for the development of the Industrial Plotted Colony to be developed by the Developers over an area of 48.9 Acres have been set-forth with the intent to be legally bound.
- ii- That as provided in Clause No.4.1 of the said J.D.A. "the Landowner(s) shall be only entitled to an area of plots (of respective categories) out of total Saleable Area of the Industrial and Residential Component in proportionate to 8 Acres 1 Kanal and 19 Marlas land to total project land as per the sanctioned layout and nothing else.
- iii- That further Clause No.4.3 of the said J.D.A. provides that the specific plots to be allocated to the landowners, pursuant to Clause 4.1 of the said Agreement, shall be identified and jointly determined by the Landowner(s) and the Developer, subsequent to the approval of the Layout Plan by the Director General, Town and Country Planning, Haryana and registration of the project with the Haryana Real Estate Regulatory Authority, Panchkula under the provisions of the Real Estate (Regulations and Development) Act, 2016.
- iv- That the approval of Layout Plan of the Industrial Plotted Colony to be developed by the Developer over an area of 48.9 Acres under License No.189 of 2025 dated 01.10.2025 has already been granted by the Directorate of Town & Country Planning, Haryana vide DTCP No.11493 on 03.10.2025. Subsequently the



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approval of Demarcation-cum-Zoning Plan has stands granted by the D.T.C.P. Haryana vide No.ZP-2239/SD(PK)/2025/48656 dated 22.12.2025.

- v- That the project also stands registered with the Haryana Real Estate Regulatory Authority, Panchkula vide Registration No.HRERA-PKL-SRS-836-2026 dated 16.01.2026 under the title "AMARA GREENS".
- vi- That as per the clauses as stated above, the landowner(s) are entitled for proportionate share of their land measuring 8 Acres 1 Kanal 19 Marlas covered under the total project area measuring 48.9 Acres.
- vii- That according to the said clause, the landowners are entitled to the share/area of plots out of the total saleable area of the Industrial and Residential Component in proportionate to their land measuring 8 Acres 1 Marla and 19 Kanals, as under :
- Total area under the Project :1319 Marlas or **33361.27 Sq.Mtrs.**
 - Total saleable area : 65% or **21684.65 Sq.Mtrs.**
 - Industrial Component :42% or **14011.62 Sq.Mtrs.**
 - Residential Component :23% or **7673.03 Sq.mtrs.**
- viii- That as against the area coming to the share of the landowners as mentioned in the table above, the following area stood incorporated in the RERA Registration Certificate No.HRERA-PKL-SRS-836-2025 dated 16.01.2026 vide Special Condition No.XIII :

Sr.No.	Plot No.	No. of Plots	Type of Unit	Area (in Sq.Yards)
01	A2/28 to 44	17 Plots	Residential	3031.608
02	A3/16 to 19	04 Plots	Residential	717.55
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07	IA/27 to 29	03 Plots	Industrial	1411.088
08	IA/36 to 45	10 Plots	Industrial	5207.608
Total Area (Resi.6260.348 + Indl. 9784.345)			Total	16044.693 Sq.Yds

- ix- A total area measuring **21684.65 Sq.Mtrs.** comprising of Residential as well as Industrial Plots, comes to the share of the landowners, thus, as provided in Clause No.4.3 of the said J.D.A., the allocation of the specific plots pursuant to their entitlement, as stated above, is made hereunder, afresh :

Sr.No.	Plot No.	No. of Plots	Category of Plots	Landowners' share (Area in Sq.Mtrs)
01	A2/28 to 44	17 Plots	Residential	2549.80



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02	A3/16 to 19	04 Plots	Residential	599.95
03	B5/01 to 12	12 Plots	Residential	1799.69
04	B6/01 to 14	14 Plots	Residential	2099.66
05	C2/39 to 42	04 Plots	Residential	599.95
	Total Resi.	51 Plots		7649.05 Sq.Mtrs.
06	ID/21 to 26	06 Plots	Industrial	2482.56
07	ID/27 to 29	03 Plots	Industrial	3847.62
08	ID/36 to 38	03 Plots	Industrial	3447.65
09	ID/39 to 42	04 Plots	Industrial	4347.40
	Total Indl.	16 Plots		14125.23 .
Total Area (Resi. 7649.05 + Indl. 14125.23 Sq.Mtrs)			Total	21774.28 Sq.Mtrs.

8. The Authority after consideration acceded to the request of the promoter and decided to take on record the updated allocation of specific plots pursuant to the entitlement of the landowners. Corrigendum be issued in this regard. **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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