



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 15.07.2026.

Item No. 325.27

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 they have to refund the security amount paid by the developers at the time of signing of the collaboration agreement. The promoter has given the plots against the security deposit. So, the final plot details are enclosed as Annexure-A after deducting the plot area against the security deposit. Both the parties have mutually agreed to this, and they have no objection for selling of plots to the



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developer. The promoter also authorized the promoter on our behalf to sell and market our plots and pay us the amount received when plots are sold.

4. The Authority on 12.11.2025 was of the view that the affidavit cum declaration submitted by the promoter is not in original and has no clarity. Therefore, the promoter was 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. The Authority on 04.02.2026 decided 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 and the matter was adjourned to 22.04.2026. On 22.04.2026, the Authority granted a final opportunity to file reply failing which revocation of registration on proceedings would be initiated.

6. Vide reply dated 03.06.2026, 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 they have got our share as per area sharing condition of the collaboration agreement. Also, as per the terms of the collaboration agreement they have to refund the security amount paid by the developers at the time of signing of the collaboration agreement. They have given the plots against the security deposit. So, the final plot details are enclosed as Annexure-A after deducting the plot area against the security deposit. Both the parties have mutually agreed to this, and they have no objection for selling of plots to the developer. They have also authorized on our behalf to sell and market our plots and pay us the amount received to the developers when plots are sold. The detail of sharing of plots between developer and landowners is as follows:-

S. No.	Name	Area Allotted (Sq. Yd.)	Plot Nos.	Total plots
1	Ramdiya	640.63	77, 101, 117, 118	4
2	Preety	713.28	119, 122, 123, 124	4
3	Seema	301.81	9, 155	2
4	Suman	301.81	16, 166	2
5	Poonam	356.59	178, 186	2
6	Dayawanti	239.56	98, 185	2
7	Ravinder	703.44	22, 27, 37, 38, 43, 146	6
8	Rajbala	707.67	41, 44, 66, 72, 75, 99, 100	7
9	Ramkishan	810.81	76, 127, 128, 132, 133	5
10	Anup	480.64	54, 58, 92, 95, 96	5
11	Praveen	470.97	51, 52, 91	3



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12	Manoj	407.04	18, 53, 73, 74	4
13	Jaswant	427.56	42, 104, 163	3
14	Developer	11143.31	Multiple plots	76
15	Hariram	2540.985	4, 5, 7, 8, 17, 24, 25, 31, 33, 36, 39, 69, 105, 159, 161, 165, 179, 180	18
16	Narender	1182.19	12, 28, 46, 49, 59, 63, 70, 97, 112	9
17	Surender	1248.26	114, 130, 135, 137, 139, 141, 144	7
18	Birender	1242.06	151, 168, 174, 175, 177, 181, 182	7
19	Anil	837.67	11, 106, 109, 110, 145	5
20	Rattan	855.18	21, 45, 57, 157, 164, 169	6
21	Chandro	846.36	61, 62, 84, 85, 86, 87, 88	7

7. After consideration, the Authority is of the view that the mode of sharing (allocation of plots/revenue sharing) is not clear from the collaboration agreement / Joint undertaking submitted vide letter dated 03.06.2026. Sh. Harveer Rawat informed that they will clarify the same shortly before the next date of hearing.

8. Adjourned to **09.09.2026**.



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.

LA shubham

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