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 16.09.2026.

Item No. 332.23

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.

Present: **Sh. Sanjeev Malhotra, Authorized representative on behalf of promoter**

1. The Promoter vide letter dated 10.10.2025 had provided the following in compliance of Special Condition 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. Alongwith letter dated 10.10.2025, the Promoter had submitted an affidavit cum declaration duly signed by all the landowners and the developer. In the said affidavit the landowners have consented to the statement that as per the terms and conditions of collaboration agreement. They have got their 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. Landowners had given the plots against the security deposit. So, the final plot details were

enclosed as Annexure-A after deducting the plot area against the security deposit. Both the parties have mutually agreed to this, and landowners has no objection for selling of plots to the developer. They have also authorized on their behalf to sell and marketing their plots and pay them the amount received by the developers 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 had again submitted the same documents, submitted earlier and were not in order. After consideration, the Authority 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. The matter was adjourned to 22.04.2026.

6. Vide reply dated 03.06.2026, the Promoter has submitted again an affidavit cum declaration duly signed by all the landowners and the developer and the fresh 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
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 of reply dated 03.06.2026, the Authority on 15.07.2026 observed that the mode of sharing (allocation of plots/revenue sharing) is not clear from the

Haryana Real Estate Regulatory Authority Panchkula

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collaboration agreement / Joint undertaking submitted vide letter dated 03.06.2026. Sh. Harveer Rawat, Authorised representative on behalf of promoter has informed that promoter will clarify the same shortly before the next date of hearing.

8. Vide reply dated 08.09.2026, Promoter has submitted the joint undertaking regarding mode of sharing (allocation of plots/revenue sharing). After examination on 16.09.2026, it has been found that all the pages of joint undertaking are not signed by all the landowners.

9. Today after taking note of the above, the Authority permits the promoter to collect the original undertaking from the office and get it signed by all the landowners. Office is further directed to keep photocopy in record.

10. Adjourned to **30.09.2026** for compliance.

Haryana Real Estate Regulatory Authority
2751
Despatche No
Date 14/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA (Indu)

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14/10/26