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 30.09.2026.

Item No. 333.28

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. Harveer Rawat, on behalf of promoter**

1. The Promoter vide letter dated 10.10.2025 has 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. 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

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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. After consideration of reply dated 08.09.2026, the Authority on 16.09.2026 permitted the promoter to collect the original undertaking from the office and get it signed by all the landowners. Office was further directed to keep photocopy in record. Adjourned to 30.09.2026 for compliance .(minutes awaited)

10. On 28.09.2026, the promoter had collected the original undertaking from the office and on 29.09.2026 submitted the original undertaking in the office after getting it signed from all the landowners .

11. After consideration, the Authority decides to take on record the joint undertaking submitted by the promoter and landowners in compliance of Special Condition No. XII mentioning the following plots falling to the share of Landowners and Promoter. Now, the landowners and promoters can sell plots falling to their respective shares. As per joint undertaking condition share of our plots is given below and also earmarked on approved layout plan /zoning Plan.

Ramkishan s/o Chandgi s/o Shreykaran

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	127, 128, 132, 133	149.10	4	596.4
2.	D	76	81.54	1	81.54
	Total			5	677.94

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Rajbala alias Bala w/o Omprakash s/o Ramkishan

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	100	127.8	1	127.8

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2.	E	66, 72, 75	81.54	3	244.62
3.	F	41	60.04	1	60.04
4.	F	44	59.47	1	59.47
5.	F	99	64.50	1	64.50
	Total			7	556.43

Chandro alias Chandr w/o Late Preet Singh s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	E	61, 62	149.98	2	299.96
2.	E	84 to 88	81.54	5	407.70
	Total			7	707.66

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Manoj Kumar s/o Mahender Singh s/o Dalpat Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	B	18	94.76	1	94.76
2.	D	53	82.50	1	82.50
3.	E	73, 74	81.54	2	163.08
	Total			4	340.34

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Ramdiya s/o Ramkishan s/o Chandgi

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	101, 117, 118	149.1	3	447.3
2.	E	77	88.34	1	88.34
	Total			4	535.64

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Preety w/o Ramdiya s/o Ramkishan

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	119, 122 to 124	149.1	4	596.4
	Total			4	596.4

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Smt. Seema d/o Late Karan Singh s/o Deshraj

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	9	104.00	1	104.00
2.	A	155	148.36	1	148.36
	Total			2	252.36

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Suman d/o Late Karan Singh s/o Deshraj

Sr. No.	Type/ Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	16	104.00	1	104.00
2.	A	166	148.36	1	148.36
	Total			2	252.36

Poonam d/o Late Karan Singh s/o Deshraj

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	A	178	148.36	1	148.36
2	B	186	149.80	1	149.80
TOTAL				2	298.16

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Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Dayawanti w/o Late Karan Singh s/o Deshraj

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	F	185	149.80	1	149.80
2	B	98	50.51	1	50.51
TOTAL				2	200.31

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Ravinder Kumar s/o Omprakash s/o Ramkishan

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	D	22, 27	94.76	2	189.52
2	D	37, 38	94.76	2	189.52
3	F	43	60.04	1	60.04
4	A	146	149.10	1	149.10
TOTAL				6	588.18

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Anup Singh s/o Shajram s/o Shri Chand

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	D	58	82.50	2	165.00
2	D	95, 96	78.96	3	236.88
TOTAL				3	401.88

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

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Parveen s/o Anup Singh s/o Shajram s/o Shri Chand

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	D	51, 52	149.98	2	299.96
2	D	91	93.83	1	93.83
TOTAL				3	393.79

Note: The commercial area shall be shared after approval of the commercial building plan and intimated to the authority.

Jaswant s/o Mahender Singh s/o Dalpat Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (in Sq. Meter)	Total Number of Plots	Total Area of Plot (in Sq. Meter)
1	A	42	60.04	1	60.04
2	A	104	149.10	1	149.10
3	F	163	148.36	1	148.36
TOTAL				3	357.50

Developer – Prish Realty Private Limited

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	C	1, 2, 3, 6, 10, 14, 15	104.00	7	728.00
2	D	19, 20, 23, 26	94.76	4	379.04
3	D	29	95.96	1	95.96
4	D	30, 32, 34, 35, 40	94.76	5	473.80
5	D	47	95.79	1	95.79
6	A	48, 50	149.98	2	299.96
7	E	55, 56	82.50	2	165.00
8	A	60, 64	149.98	2	299.96
9	E	65, 67, 68, 71	81.54	4	326.16
10	E	78	94.59	1	94.59

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11	E	79 to 83, 89, 90	81.54	7	570.78
12	E	93, 94	78.96	2	157.92
13	A	102, 103, 107	149.1	3	447.30
14	A	108, 111, 115, 116, 120, 121, 125	149.1	7	1043.70
15	A	126, 129, 131, 134, 136, 138, 140, 142	149.1	8	1192.80
16	A	143	149.1	1	149.10
17	A	147	148.59	1	148.59
18	A	148 to 150, 152 to 154, 156, 158, 160, 162	148.36	10	1483.60
19	A	167, 170, 171	148.36	3	445.08
20	A	172, 173, 176	148.36	3	445.08
21	B	183, 184	149.8	2	299.60
Total				76	9341.78

Hariram s/o Sher Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	C	4, 5, 7, 8	104.00	4	416.00
2	D	17, 24, 25	94.76	3	284.28
3	D	31, 33, 36, 39	94.76	4	379.04
4	E	69	81.54	1	81.54
5	A	105	149.10	1	149.10
6	A	159, 161	148.36	2	296.72
7	A	165	148.36	1	148.36
8	A	179, 180	148.36	2	296.72

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Total				18	2051.76

Note: The commercial area shall be shared after approval of the commercial building plan and in accordance with the authority.

Narender Singh s/o Bhaleram s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	C	12	104.00	1	104.00
2	D	28	94.76	1	94.76
3	D	46	95.79	1	95.79
4	A	49	148.98	1	148.98
5	E	59	81.26	1	81.26
6	A	63	149.98	1	149.98
7	E	70	81.54	1	81.54
8	F	97	82.05	1	82.05
9	A	112	149.10	1	149.10
Total				9	988.46

Note: The commercial area shall be shared after approval of the commercial building plan and in accordance with the authority.

Surender s/o Bhaleram s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	A	114	149.10	1	149.10
2	A	130, 130, 137, 139, 141	149.10	5	745.50
3	A	144	149.10	1	149.10
Total				7	1043.70

Rattan s/o Preet Singh s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	D	21	94.76	1	94.76

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2	D	45	92.70	1	92.70
3	E	57	82.50	1	82.50
4	A	157, 164	148.36	2	296.72
5	A	169	148.36	1	148.36
Total				6	715.04

Birender s/o Bhaleram s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	A	151	148.36	1	148.36
2	A	168	148.36	1	148.36
3	A	174, 175, 177, 181, 182	148.36	5	741.80
Total				7	1038.52

Anil s/o Preet Singh s/o Sher Singh

Sr. No.	Type/ Category	Number of Plots	Area of Plot (Sq. Meter)	Total Number of Plots	Total Area of Plot (Sq. Meter)
1	C	11	104.00	1	104.00
2	A	106	149.10	1	149.10
3	A	109, 110	149.10	2	298.20
4	A	145	148.59	1	148.59
Total				5	700.40

12. A corrigendum be issued and uploaded on the web portal of the Authority. **Disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA Despatche No 2818 Date 19/10/26

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.

STP

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21/10/26