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. 333.29

Request for allowing the Sale of Plots of Land Owners.

Promoter: **A.A. Gems Private Limited.**

Project: **"South City Greens"- an Affordable residential plotted colony (under DDJAY-2016) on land measuring 19.99375 acres in in the revenue estate of village Jhajjar & Talao, Sector-36, Jhajjar.**

Reg. No.: **HRERA-PKL-JJR-949-2026 dated 22.07.2026 valid upto 07.05.2031.**

Temp ID: **2096-2026.**

Present: **Sh. Jyoti Sidana, on behalf of promoter**

1. DTCP, Haryana has granted license no. 84 of 2026 dated 05.05.2026 valid upto 04.05.2031 for an area measuring 19.99375 acres for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) in favour of AA Gems Pvt. Ltd, Smt. Mamta Tomar, DKI Marketing Pvt. Ltd., Raj Kumar, Sunita, Anita, Kavita, Ram Chander, Ranbir, Satish, Jaybir, Rajbir, Balraj, Devendra, Ram Kishan, Manoj, Mukesh, Yudhvir, Devender Singh, Balvinder Singh, Amarjeet, Parveen, Naveen, Dayanand, Ramdiya, Sombir, Kamlesh, Rai Singh, Vicky in collaboration with AA Gems Pvt. Ltd. Based on this license, the Authority has registered the real estate project namely "South City Greens" on 22.07.2026 situated in the revenue estate of village Jhajjar & Talao, Sector-36, Jhajjar.

2. Vide letter dated 10.08.2026, the promoter has informed that in the said Project, collaboration agreement was registered and allocation of Plots as per Joint Undertaking executed between the Land Owners and Promoters were submitted to the Authority. The Plots, as per Joint Undertaking, have been allocated to the land owners. A Special Condition at Sr. no. X of the Registration Certificate was imposed stating that plots coming to the share

of landowner/licencees cannot be put to sale by the promoter and the allocated plots shall be handed over to land owner/licencees after issuance of completion certificate by DTCP, Haryana.

3. The Land Owners have approached the promoter for selling of their plots for fulfillment of their financial needs and some of the Land owners have settled their financial obligation towards their land share partially/ fully. The details of Plots / Collaboration wise who have approached the promoter to sell their plots is as follows:

Dayanand				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
V4	257	126.788	1	126.788
I	169	116.156	1	116.156
M	178-180	122.7	3	368.1
			5	**611.044**

Amarjeet @Vivek Kumar, Rajbir				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
J	127	101.84	1	101.84
M1	181	131.085	1	131.085
S2	223	126.641	1	126.641
S1	224	125.074	1	125.074
W	302-308	124.415	7	870.905
W	311 to 312	124.415	2	248.83
			13	**1604.375**

Balvinder				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	107	104.424	1	104.424
M2	182	115.268	1	115.268
T1	290	147.788	1	147.788
W	313	124.415	1	124.415
X	321-322	149	2	298
			6	**789.895**

Ram kishan				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	109	104.424	1	104.424
K	129	114.45	1	114.45
M2	185	117.72	1	117.72
M2	188-190	117.72	3	353.16
U	270-275, 278	120.24	7	841.68
			13	**1531.434**

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Sombir, Kamlesh, Rai Singh, Vicky				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
J	113	106.4	1	106.4
L	160	116.156	1	116.156
M2	183	117.72	1	117.72
			03	**340.276**

Ramchander, Davender, Parveen Kumar, Naveen Kumar, Raj Kumar, Sunita, Anita, Kavita, Jaiveer, Balraj				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
H	110	104.424	1	104.424
J	115	106.4	1	106.4
K	132 to 141	114.45	10	1144.5
O	193	150	1	150
S	218	135.4	1	135.4
N1	243	121.406	1	121.406
Y	319	148.24	1	148.24
Y1	320	146.77	1	146.77
Y3	330-331	133	2	266
Y2	332	135.122	1	135.122
AA	344 to 346	110.7	3	332.1
AB	347 to 351 and 354 to 358	148.2	10	1482
AB1	352	126.73	1	126.73
AB2	353	150	1	150
AD	373 to 380	93.629	8	749.032
			43	**5298.124**

Ram Diya				
Type	Plot No	Area (Sq. Mtrs.)	No of Plots	Total Area (Sq. Mtrs.)
K	130	114.45	1	114.45
N	225 to 229	126	5	630
N	244 to 252	126	9	1134
			15	**1878.45**

Mamta Tomar & DKT Marketing Pvt. Ltd.				
Type	**Plot No**	**Area** (Sq. Mtrs.)	**No of Plots**	**Total Area** (Sq. Mtrs.)
A1	1 to 5	128.61	5	643.05
C	40 to 44	136.9	5	684.5
D	45 to 54	107.513	10	1075.13
D	79 to 88	107.513	10	1075.13
F	89	120.19	1	120.19
K	143	109.545	1	109.545
K	152 to 159	114.45	8	915.6
L	161 to 168	116.156	8	929.248

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O	192	150	1	150
O	194 to 196	150	3	450
			52	**6152.393**

4. The Land Owners have given Affidavit-cum-Consent to sell their plots. Therefore, the promoter has requested for allowing the sale of the Plots, as per their consent enclosed by issuance of Orders/ Addendum.

5. Authority observed that the promoter has not informed about the consent of remaining Landowners namely:-Mukesh Kumar, Ranbir, Satish, Devender Singh, Yudhvir, Manoj Kumar, since their plots were also freezed in the registration certificate.

6. On 26.08.2026, Shri Jyoti Sidana appeared on behalf of promoter and informed that he has submitted consent of 5 more landowners in the registry of office and now total 27 landowners have given consent to allow the promoter to sell their plots. He requested the Authority to consider the application of all landowners together.

7. The Authority directed the office to examine the fresh reference of the promoter vide which consent of 5 more landowners has been submitted and put up in next meeting. Further, acceding to the request of Sh. Jyoti Sidhana, matter is adjourned to 30.09.2026.

8. As per letter dated 24.08.2026, 5 more landowners, i.e., Ranbir, Satish, Davender Singh, Yudhvir and Manoj Kumar have approached the promoter for selling their plots. The landowners have given Affidavit-cum-consent to sell their plots.The details of Plots / Collaboration wise who have approached the promoter to sell their plots is as per follows:

Landowners: Ranbir, Satish, Davender Singh, Yudhvir and Manoj Kumar

Type	Plot No.	Area	No. of Plots	Total Area
J	114	106.4	1	106.4
K	131	114.45	1	114.45
Q	202	144.375	1	144.375
N	230	126	1	126
N2	242	140.089	1	140.089
V2	255	138.881	1	138.881
V3	256	132.844	1	132.844
V5	258	120.731	1	120.731
V6	259	114.694	1	114.694
V7	260	108.656	1	108.656
V8	261	102.619	1	102.619
V9	262	96.563	1	96.563
V10	263	91.091	1	91.091
T	291-299	126.875	9	1141.875
C	359-372	106.4	14	1489.6
		Total	**36**	**4168.868**

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9. In view of above, the promoter has requested for allowing the sale of the Plots, as per their consent enclosed by issuance of Orders/ Addendum.

10. Today, Authority after consideration allows the the promoter to sell plots of all the landowners except one landowner, i.e., Mukesh Kumar as he has not given the consent. A corrigendum be issued and uploaded on the web portal of the Authority. **Disposed of.**

True copy

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No 2819
Date 19/10/26

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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CA-Judy

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