



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 08.10.2025.**

**Item No. 302.03**

(iii) **Promoter: Prish Realty Pvt. Ltd.**

**Project :** “ANANDAM ASHIYANA” an Affordable Residential plotted colony (under DDJAY) on land measuring 12.4625 Acres situated in the revenue estate of Village Talao, Sector 36, Jhajjar.

**Temp ID :** RERA-PKL-1767-2025.

**Present:** Sh. Sanjeev Kumar (Authorized Representative).

1. This application is for registration of project namely “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 bearing License No. 79 of 2025 dated 26.05.2025 valid upto 25.05.2030 granted by Town and Country Planning Department, Haryana in favour of Ram Kishan, Hari Ram, Raj Bala, Preeti, Ram Diya, Ravinder, Dawanti, Seema, Suman, Poonam, Surender, Narender, Varinder, Manoj Kumar, Jaswant, Chandro, Rattan Kumar, Anil Kanwar, Anoop Singh and Parveen in collaboration with Prish Realty Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 03.10.2025:

- i. Fee is deficit by ₹ 1,65,272/-
- ii. Form LC IV not submitted.
- iii. Non default certificate is not in original.
- iv. Whether entry of the licence made in revenue record or not.
- v. ITR of last 3 years of the company be submitted.
- vi. Net worth of the company be submitted.
- vii. Page no. 119,134 and 140 are left blank.



- viii. List of professionals engaged by the promoter to execute the development works along with their experience may be submitted.
- ix. An undertaking from the the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- x. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xi. Projected cash flow statements (quarterly) of the proposed project be submitted.
- xii. Board resolution Authorizing Sh. Sanjeev Kumar be submitted .
- xiii. An undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- xiv. Payment Plan is not in order.
- xv. In Form Rep-I Part B, name of all the licensees not mentioned.
- xvi. Date of completion in REP I and REP II does not match.
- xvii. Permission for construction of culvert has not been submitted.

3. The promoter vide reply dated 06.10.2025 and 08.10.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of of minimum size of 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating details of all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and RC No. should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.






- vii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.313 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- viii. That as per the joint undertaking dated 06.10.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- x. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute an addendum to the collaboration agreement too.
- xi. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- xii. That as per the collaboration agreement dated 03.11.2023, the plots shall be shared in the ratio of 60% (Landowner) & 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.
- xiii. The promoter shall submit the permission for construction of all three culverts within 30 days from the date of issuance of registration.
4. The office is directed to get the necessary amendments done in Form REP I- Part-B. File be consigned to record room after issuance of registration certificate. Disposed of.



True copy

  
Executive Director,  
HRERA, Panchkula

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

LA(DHRYK)

16/10/25

STP on leave

(3/3)