



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 08.04.2026.

Item No. 318.03

Minutes of registration of project through circulation to be attached with 318th Meeting of Authority held on 08.04.2026.

Project Name: "Anandam Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 10.725 acres situated in the revenue estate of Village Uchana & Tikri, Sector-29, Karnal.

Name of the promoter: Vallabh Township Private Limited.

Date of consideration: 08.04.2026

Temp Id: 1924-2025.

1. This application is for registration of project - "Anandam Enclave", an affordable residential plotted colony (under DDJAY-2016) over an area measuring 10.725 acres bearing License No. 230 of 2025 dated 20.11.2025 valid upto 19.11.2030, situated in the revenue estate of Village Uchana & Tikri, Sector-29, Karnal granted in favour of Vallabh Township Private Limited by Department of Town & Country Planning, Haryana.

2. Vide letter dated 06.04.2026, the following deficiencies were conveyed to the Promoter:

- i. The Promoter has submitted invalid Demand Draft amounting to Rs. 2,34,500/-.
- ii. Board Resolution in favour of Sh. Sourav to file application for registration should be signed by all the Directors of the Company.
- iii. ITRs for the A.Y. 23-24 shows loss of Rs. 1.23 Lakhs, A.Y. 24-25 shows loss of Rs. 1.14 Lakhs and for A.Y. 25-26 shows loss of Rs. 34,496/- The Promoter has filed ITRs as Zero. Also, Net-worth of the Company is just Rs. 2.93 Cr. The



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- Promoter should submit documents showing financial capacity to develop the project.
- iv. Payment plan be submitted. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
 - v. Promoter should deposit registration fee amounting to Rs. 2,46,980/-.
 - vi. Promoter should inform about the civil suit no. 462 of 2025 and 489 of 2025 pending before the District Court Karnal.
3. Vide reply dated 07.04.2026, the Promoter has complied with all the above-mentioned deficiencies and informed as follows regarding the status of civil suit no. 462 of 2025 and 489 of 2025:

“The company i.e., M/s Vallabh Township Pvt. Ltd. is the owner of land measuring 85K-16M (10.725 Acres) and has applied for grant of License to the office DTCP Haryana.

Out of total applied land measuring 10.725 acres, Vallabh Township Pvt. Ltd. purchased land measuring 56 Kanal 6 Marla 5 Sarsai i.e. 7.041 acres in khasra nos. 41//2, 3, 4, 5, 6, 7, 8 & 9 (forming part of total land measuring 69K-16M under joint ownership/khawat) from Sh. Mahavir Singh, Sh. Parveen Goyal, Sh. Vishal Jain, Sh. Ajay Kumar and Namah Shivay Buildtech through five sale deeds, partition proceedings of which were sanctioned vide order dated 20.01.2025. However, two Civil Suits i.e. CS/489/2025 (Bikramjeet Vaid V/s Sanjeev Kumar and others) & CS/462/2025 (Sanjay Kumar and others V/s Ellens Resorts Pvt. Ltd.) are pending in District Court, Karnal w.r.t. remaining share i.e. 7/36 measuring 13K-11M-4S (out of total land measuring 69K-16M under joint ownership/ khawat) earlier owned and sold by Sh. Sanjeev Kumar, Sh. Sanjay Kumar, Sh. Rajiv Kumar and Sh. Sunil Gorse to Ellens Resorts Pvt. Ltd. in khasra no. 27 // 24/2, 25/1, 41//2, 3, 4, 5, 6, 7, 8 & 9 of village Tikri, Tehsil & District Karnal. Even though Vallabh Township Pvt. Ltd has not purchased any land from the land owners/plaintiffs in the above cited suits, however, the partition proceedings executed between the applicant company i.e., Vallabh Township Pvt. Ltd and Ellens Resorts Pvt. Ltd. based on which subject cited license has been granted by the office of DTCP Haryana.

It is pertinent to mention herein that the after Mutation / Partition of the said Khasra Nos. copy enclosed, M/s Vallabh Township Pvt. Ltd. is sole owner of the Licensed land measuring 10.725 Acres.

Total Two Civil Suit bearing No. 489 of 2025 and Suit No. 462 of 2025 were filed in the District Court Karnal. Status of the same is as per below:

1. *Civil Suit No. 489 of 2025 has been dismissed on 29.07.2025.*
2. *Civil Suit No. 462 of 2025 is pending and Next date of hearing is 04.05.2026.*



The Civil Suits have been filed in respect of purchase of land measuring 13K-11IM-4S by Ellens Resorts Pvt. Ltd from Sh. Sanjeev Kumar, Sh. Sanjay Kumar, Sh. Rajiv Kumar and Sh. Sunil Gorse (plaintiffs in Civil Suit - CS/462/2025).

That No land has been purchased from the plaintiffs by the proposed developer company i.e. Vallabh Township Pvt. Ltd. Further, it is stated that the land has been purchased by Ellens Resorts Pvt. Ltd. from plaintiffs in Civil Suit - CS/462/2025 through registered sale deeds and there is no incongruence in the sale/purchase of said land. That there is no stay order issued by the Hon'ble Court in Civil Suit and no partition proceedings have been challenged till the date.

Hence, it is clarified that the title of land is clear and is in the ownership of M/s Vallabh Township Pvt. Ltd. The said civil suit is not related to M/s Vallabh Township Pvt. Ltd."

4. The Department of Town & Country Planning, Haryana has granted license to the Promoter during the pendency of the civil suits on the basis of the report of DA (HQ) who has opined that:

"The legal cell is of view that the applied land is under the clear ownership of applicant company till date as per Section 3 of the Act...

Hence, file may be processed for grant of license..."

5. Since, the promoter has complied with all the above-mentioned observations. The Authority decided to register the project 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.423 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.



- v. 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.
 - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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.
 - vii. 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.
 - viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
 - ix. The Promoter shall abide by the final outcome of Civil Suit No. 462 of 2025 pending before District Court, Karnal.
6. The office is directed to upload online the Payment Plan submitted vide reply dated 07.04.2026.
7. File be consigned to record room after issuance of registration certificate.

Disposed of.

This has been approved by the Authority through circulation on 16.04.2026.



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.

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