HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.06.2026.

Item No. 323.03

(vi) **Promoter:** **J Estate.**

Project Name: **"Anantara" an Affordable Residential Plotted Colony (under DDJAY) on additional land measuring 6 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, Fatehabad, Haryana (in addition to licence no. 180-2024 dated 09.12.2024 measuring 13.825 acres)..**

Temp Id: **RERA-PKL-2089-2026.**

Present: **Anil Kumar (AR) on behalf of the promoter.**

1. This application is for supplementary registration of the real estate project namely "Anantara" an Affordable Residential Plotted Colony to be developed on additional land measuring 6 acres situated in the revenue estate of Basti Bhiwan, Sector-12, Fatehabad, Haryana bearing License no. 241 of 2025 dated 02.12.2025 valid up to 01.12.2030 (in addition to license no. 180 of 2024 dated 09.12.2024) for an area measuring 6 acres granted in favour of J Estate in addition to license no. 180-2024 dated 09.12.2024 measuring 13.825 acres and registered vide Registration No: 677 of 2025 dated 20.03.2025.

2. The application was examined and following observations were conveyed to the promoter on 16.06.2026:

i. Whether account mention in Form Rep-I is 100% or 70%. Details of all the three accounts be submitted.
ii. Details of the previous project bearing registration no HRERA-PKL-FTB-677-2025 not given in Part-G.
iii. Board Resolution giving Authorization to Mr. Anil Kumar not submitted in original.
iv. Rep-II submitted is not in original

v. CA Certificate certifying Form Rep-I is neither in order nor in original.
vi. Non Default certificate is neither in order nor in original.
vii. Lists of plots falling under the 11 KV HT line be submitted.
viii. ITR of firm J Estate not submitted.
ix. ITR of the partners of the firm not submitted.
x. Board Resolution as to who will execute sale deed/ conveyance deed not submitted.
xi. Net worth Certificates of firm and partners not submitted.
xii. Allotment letter and Agreement to sell no submitted.
xiii. Payment plan not submitted.
xiv. Registration fee deficit by ₹ 51,698.
xv. Form REP-II is not in original.
xvi. An affidavit that there is no change in earlier approved Layout Plan (13.825 acres)
xvii. LC IV and LC -IV B does not have signature of DTCP.
xviii. Undertaking CP/91-94 is not in original.
xix. List of allottees and two third consent for revision in Layout Plan.
xx. Consent submitted are mostly photocopy and details does not match.

3. Vide reply dated 23.06.2026 and 24.06.2026 the promoter has complied with all the above observations except at serial no xiii as the Payment Plan is still not in order.

4. Sh. Anil Kumar (AR) informed that they will comply with the above observation shortly.

5. After consideration, the Authority directed the promoter to comply with the above deficiency within two days, so that a decision through circulation, could be taken within the stipulated time as provided in the RERD Act, 2016, failing which application for registration of project will be rejected under Section 5 (1) (b) of the RERD Act, 2016 after deducting 5% fee as administrative charges.

Haryana Real Estate Regulatory Authority
1684
Despatch No
Date 3/7/26
PANCHKULA

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.

3/7/26

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