



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

(iv) Promoter:

M/s Anjani Putra Buildcon LLP.

Project Name:

"Pinewood City" an Affordable Residential Plotted Colony under DDJAY-2016 to be developed on total land measuring 17.8245 acres having area of 6.093 acres bearing licence no. 64 of 2025 dated 06.05.2025 valid upto 05.05.2030 and additional area of 11.73125 acres bearing licence no. 64 of 2026 dated 21.04.2026 valid upto 20.04.2031 situated in the revenue estate of village Prithla, Sector-6, Prithla, District Palwal. 2062-2026.

Temp Id:

Date of consideration: 11.06.2026. (Through Circulation)

1. This application is for registration of the real estate project namely "Pinewood City" an Affordable Residential Plotted Colony under DDJAY-2016 to be developed on land measuring 17.8245 acres [6.093 acres bearing licence no. 64 of 2025 dated 06.05.2025 valid upto 05.05.2030 and 11.73125 acres (in addition to licence no. 64 of 2025) bearing licence no. 64 of 2026 dated 21.04.2026 valid upto 20.04.2031 granted by Town and Country Planning Department, Haryana to Anjani Putra Buildcon LLP and Sh. Bharat Pal in collaboration with M/s Anjani Putra Buildcon LLP.

2. The application was examined and following observations were conveyed to the promoter on 05.06.2026.

- i. Non default Certificate from CA at CP-171 is not in order as it is without the independent certification from CA.
- ii. Net worth certificates are not based on the valuation reports.



- iii. Technical Capacity certificate at CP-199 and CP-215 has been addressed to HRERA by the Bhramari Consultants Private Ltd. and Arjun Engineering and Consulting Pvt. Ltd. whereas it needs to be addressed to the promoter and name of the project has been wrongly mentioned as M/s Anjani Putra Buildcon LLP.
 - iv. Latest supplementary deed, if any, needs to be submitted.
 - v. An Affidavit that no plot have been sold since licence no.64 of 2025 was granted in May,2025.
 - vi. Payment Plan is not in order. Payment Plan have development charges of ₹ 1677/- per sq.yard which is not correct and there is no justification of said figure.
 - vii. Qualification certificate of core team of BCPL is not submitted and similarly Arjun Engineering and Consulting Pvt. Ltd.
 - viii. Net worth of LLP is just 1.01 crores, how will the LLP develop a colony of ₹17.82 acres.
 - ix. The promoter should submit the potentiality of the Town where the proposed colony is being developed and the registration fee calculations.
3. The promoter vide reply dated 09.06.2026 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 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 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.
- v. 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, RC number alongwith validity should 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.
- vi. That as per the joint undertaking, both the promoter and landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - vii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future without the consent of DTCP
 - viii. That as per the mutually agreed revenue sharing between the landowner/ licensee and promoter in collaboration agreement dated 21.03.2024 executed between Sh. Bharat Pal and Anjani Putra Buildcon LLP, the land owner will get 20% of the total sale proceeds from the sale of plots/units in the project. The share of the Landowner and the Promoter will be divided in the ratio of 20% and 80% from the 30% free account..
 - 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 any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - xi. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.3654 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
 - xii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - xiii. Sh. Jagjeet Bisht (Employee of Anjani Putra Buildcon LLP) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



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.

[Signature]

23/6/26.

Heena
23/06/2026

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