



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 24.06.2026.

Item No. 323.03

Continuation of Agenda Item No. 323.03 (vi) through circulation on 07.07.2026.

Minutes of registration of project considered through circulation on 07.07.2026 be attached with 323rd meeting of Authority held on 24.06.2026.

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).

Name of the promoter: J Estate.

Date of consideration: 07.07.2026.

Temp Id: 2089-2026.

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 granted for an area measuring 13.825 acres and registered vide Registered 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.



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- 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. On 24.06.2026, the Authority after consideration 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.

6. Vide reply dated 26.06.2026 received through mail, the promoter has complied with all the above observations. After consideration, the Authority through circulation 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 by the Authority, 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 0.78395 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 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, 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.
- 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 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.
- ix. Mr. Krishan Chander, shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- x. 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.
- xi. Plot No. 47,49,50,56,57,58,59,60,61,62,63 falling under the 11 KV HT line shall be freezed until defreezed by DTCP Haryana and HRERA Panchkula

7. File be consigned to record room after issuance of registration certificate. Payment Plan and details in Form REP-I Part-G to be updated online in REP I. **Disposed of.**

This has been approved by the Authority through circulation on 07.07.2026.



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

Received by me
on 13/7/26

After which the file
was sent for date
publishing (07/07/26)

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