



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 79 of 2025 dated 26.05.2025 which is valid upto 25.05.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY-2016) on land measuring 12.4625 acres 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. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Anandam Ashiyana" situated in the revenue estate of Village Talao, Sector 36, Jhajjar vide

Registration No. HRERA-PKL-JJR-776-2025

Dated: 23.10.2025

2. Promoter of the project is Prish Realty Pvt. Ltd., having its registered office at E-2075, Ansal Esencia, Sector - 67, Badshahpur, Gurugram-122101, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi with CIN

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U68100HR2023PTC112637 having PAN No AANCP8550A. However the licencees are 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.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 30.03.2027. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.

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- 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 issued by the Authority. The QR code 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

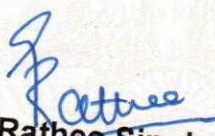
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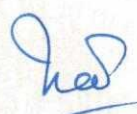
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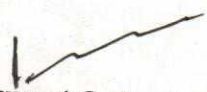
promoter has not to execute addendum to the collaboration agreement in future.

- 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman