



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 28.05.2025.

Item No. 288.03

(vii) Promoter: **VIKRAMJEET.**

Project : "ALAKNANDA-32" an Integrated Residential Colony (under New Integrated Licensing Policy dated 11.05.2022) being developed on land measuring 5.062 acres situated in the revenue estate of village Budhakhhera, Sector-32 & 32A, Karnal.

Temp ID : RERA-PKL-1668-2025

Present: Sh. Jyoti Sidana Authorized representative.

1. This application is for registration of a new project namely "ALAKNANDA-32" an Integrated Residential Colony (under New Integrated Licensing Policy dated 11.05.2022) being developed on land measuring 5.062 acres situated in revenue estate of village Budhakhhera, Sector-32 & 32A, Karnal. License No. 19 of 2025 dated 04.02.2025 valid upto 03.02.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 23.05.2025:

- i. Clarification whether entry made in revenue record or not.
- ii. Approval letter of Demarcation-cum-Zoning plan is of different project.(Page-76)
- iii. Plot no. not mentioned in the list of plots mortgaged to DTCP.
- iv. Plot no. not mentioned in the joint undertaking for the plots to be given to the landowners.
- v. The two licencees are 50% owners of developed Land (both residential and commercial) A joint undertaking be given allocating 50% of the developed area.
- vi. Land utilization table (REP 1 Part C) is not in order.
- vii. Payment Plan at Sr. No. 8 be bifurcated in 10% for Landscape works and 10% for Electrification



3. The promoter vide reply dated 27.05.2025 has complied with the above deficiencies.
4. 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 RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 inches (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- III. That following plots coming to the share of landowner/licencees Sh. Apramjit Virk cannot be put to sale by the promoter:-

| Plot Type | Plot Number | Area of Each Plot (In Sqm) | Total Plots | Total Area (In Sqm) |
|-----------|-------------------|-----------------------------|-----------------|---------------------|
| Type-F | Plot No. 11 to 17 | 220.934 | 7 Plots | 1546.545 Sqm |
| Type-E | Plot No. 6 to 10 | 262.934 | 5 Plots | 1311.97 Sqm |
| Type-I | Plot No. 29 to 44 | 177.619 | 16 Plots | 2841.90 Sqm |
| | | Total Plots | 28 Plots | 5700.414 Sqm |

- 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. 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.
- VII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. The following plots mortgaged under IDW and EDW by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

| Plot Type | Area Under Mortgage of Plots | | |
|-------------------------|------------------------------|--------------|-----------------------------|
| | Area in Sq. Mt(Each Plot) | No. of Plots | Total Area of Plots(in Sqm) |
| Type-I (Plot No. 31-42) | 177.618 | 12 | 2131.416 Sqm. |


- 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 without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- XI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1722 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.



4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy


Executive Director,
HRERA, Panchkula

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