



**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 30.07.2025.

**Item No. 294.03**

Consideration of the applications received by the Authority for Registration of New Projects.

(ix) Promoter: **ARV BUILDERS.**

Project: **"Karnal Shopping Arcade-2" a Commercial plotted colony on land measuring 2.64 acres situated at village Uchana, District Karnal .**

Temp ID: **RERA-PKL-1749-2025**

1. This application is for registration of a new project namely "Karnal Shopping Arcade-2" a Commercial plotted colony on land measuring 2.64 acres situated at village Uchana, District Karnal for which License No. 11 of 2007 dated 04.01.2007 valid upto 03.01.2009 has been granted by Town and Country Planning Department. Director Town and Country Planning, Haryana has withdrawn the earlier approved zoning plan on 04.07.2025 and approved standard designs in favour of ARV Builders.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2024:

- a) Does the promoter want to develop the infrastructure and sell the plots only or construct the SCOs;
- b) The promoter should mark the size of 2.64 acres on the entire layout plan of 167.35 acres;
- c) Mark the size of 5.762 acres as mentioned in the conveyance deed dated 12.06.2024;
- d) Is the site measuring 2.64 acres out of the purview of NCLT Proceedings going on against the Builder;



c) How is license No. 11 of 2007 connected to the proposed site as mentioned in REP-I (Part B).

3. The promoter vide replies dated 25.07.2025 & 30.07.2025 has complied with all the observations. Since the promoter has purchased the site through conveyance deed, therefore representative requested not to mention license no. 11 of 2007 on Form REP I Part B. Further, during the hearing, the representative placed on record the legal advice given by AG, Haryana office stating that the project land measuring 2.64 acres is out of the scope of NCIIT proceedings going against CIID developers.

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 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) 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 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.
- iii. 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.
- iv. 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.



- v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vi. Sh. Sohan Singh shall sign and execute sale deeds/conveyance deeds on behalf of the Firm.
5. Authority directs the office to make necessary changes in the A to II.
6. 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.

LR (Monika)