



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 09.07.2025.

Item No. 292.03

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

(i) Promoter: Arman Residency.

Project : "Arman Residency" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 5.118 acres situated in the revenue estate of Village Kailash, sector-27, Karnal.

Temp ID : 1715 of 2025.

Present: Sh. Neeraj Puri on behalf of the promoter.

1. This application is for registration of project namely "Arman Residency" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 5.118 acres situated in the revenue estate of Village Kailash, sector-27, Karnal. License No. 05 of 2025 dated 10.01.2025 valid upto 09.01.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 02.07.2025:

- i. Demarcation & Zoning Plan not submitted.
- ii. No. of partners in A-H does not match with the no. of partners in the GST certificate.
- iii. The promoter should inform if he has constructed the 3 culverts over the water course as per the conditions of the Licence;
- iv. In the Payment plan:



Existing Sr. No. 3 is required to be deleted;

Sr. No. 3 to 5 requires to be segregated to:

Commencement of water supply: 15%

Commencement of sewerage and storm water: 15%

Internal Rain Water Harvesting: 10%

3. The promoter vide reply dated 04.07.2025 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 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. 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- 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



and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

- vi. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.161 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.
- vii. The following plots are not allowed to be sold till the culverts over water course are constructed:-

Sr. No.	Type	Plot No.
1	E2	65
2	E	66
3	E	67
4	E	68
5	E	69
6	E	70
7	E1	71
8	F1	72
9	F	73
10	F	74
11	F	75
12	F	76
13	F	77
14	F2	78
15	F4	80
16	F6	81
17	F6	82
18	F6	83
19	F6	84
20	F5	85
21	G	86
22	G1	87
23	G2	88
24	G3	89
25	G4	90
26	G5	91
Total Plots		26

- viii. 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.



- ix. Sh. Gurdeep Singh, designated partner shall sign and execute sale deeds/ conveyance deeds on behalf of the partnership firm.

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.

File
LA DRM