



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 12.11.2025.

Item No. 304.03

(ix) Promoter: Landadil Pvt Ltd

Project: "NIRMAL CHAYA" an Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna to be developed on land measuring 6.63125 Acres situated in the revenue estate of Village Kailash, Sector 28 & 28A, Karnal, Haryana being developed by Landadil Private Limited.

Temp ID: RERA-PKL-1827-2025

Present: Sh. Neeraj Puri, on behalf of the Promoter.

1. An application for registration of project cited above has been received from the promoter on 30.10.2025 bearing License No. 42 of 2025 dated 28.03.2025 valid upto 27.03.2030 which has been granted by Town and Country Planning Department, Haryana in favour of Landadil Pvt Ltd and Sh Ram Gopal s/o Sh. Basheshwar Dass in collaboration with Landadil Pvt Ltd.

2. The application was examined and following observations were conveyed to the promoter on 06.11.2025:

- i. As per the Balance sheet of M/s Landadil Pvt. Ltd., for the year 2025 the company has disclosed long-term borrowings amounting to ₹18,47,01,892/-. The promoter may be directed to disclose the particulars of the assets or entities against which these borrowings have been made.
- ii. Specifications of the project property as mentioned in the Sale deeds dated 03.05.2024 and 12.03.2024 conferring ownership of the land mentioned therein on the Promoter, does not match with the schedule of land as mentioned in the License No. 42 of 2025 dated 28.03.2025 granted by Town and Country Planning Department, Haryana in favour of Landadil Pvt Ltd, Sh Ram Gopal s/o Sh.



Bashesher Dass in collaboration with Landadil Pvt Ltd. The promoter is directed to provide clarification.

- iii. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
 - iv. Projected cash flow statements (quarterly) of the proposed project be submitted.
 - v. GST certificate be submitted.
 - vi. ITR of preceding 3 years of the promoter company, Landadil Pvt Ltd be submitted.
 - vii. Entry of license/Collaboration Agreement in Revenue Record be submitted.
 - viii. Paid-up Capital document of the company is not submitted.
 - ix. List of Plots falling under 11KW HT Line be provided.
 - x. Revised Layout plan approved on 26.09.2025 be submitted.
 - xi. An affidavit be submitted of the Plots sold between 28.03.2025 and 26.09.2025.
 - xii. If the Plots have been sold after the approval of the Layout Plan on 28.03.2025 and the Layout Plan has been revised, then consent of 2/3rd allottees be submitted.
 - xiii. There is no clarity as to who will sell the Landowner/Licensees share and if the power of sale have to be delegated to the Promoter then an addendum in the Collaboration Agreement be submitted.
3. The Promoter has furnished certain documents on 10.11.2025. After perusal of the same the Authority observed that certain deficiencies continue to remain unaddressed, which are as follows;
- i. List of persons from whom unsecured loans worth ₹18,47,01,892/- have been taken along with their Pan Card and addresses be submitted.
 - ii. Professional certificates of experience be submitted.
 - iii. Projected cash flow statement (quarterly) of the proposed project be submitted.
 - iv. Clause 12 and 17(a) of the Collaboration Agreement dated 05.08.2024 are contradictory.
4. Since the application for registration of the project was received in the Registry on 30.10.2025, the Authority hereby grants a final opportunity to the Promoter to comply with the above deficiencies before 21.11.2025 and listed the case on 26.11.2025.
5. Adjourned to 26.11.2025.

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.

LA-AKHIL
24.11.2025
STP on leave