



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 26.11.2025.

Item No. 305.03

(x) **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. This application is for registration of the project namely; “NIRMAL CHAYA” bearing License No. 42 of 2025 dated 28.03.2025 valid upto 27.03.2030 granted by Town and Country Planning Department, Haryana in favour of Landadil Pvt Ltd and Sh Ram Gopal s/o Sh. Bashsher 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. Bashsher 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 vide replies dated 10.11.2025 and 24.11.2025 has complied with all the deficiencies conveyed.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Both the Promoter and landowner/licensee shall comply with the provision of Section 4(2)(1)(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.
- ii. 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 prior permission of the Authority.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- 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 duly approved Building Plans in respect of Commercial Site measuring 0.221 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.
- vi. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.



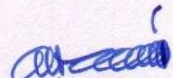
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter and the QR code should be affixed on the top-right corner.
- viii. 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.
- ix. Plots allotted to the landowner shall not, under any circumstances, be sold at a price lower than the price at which the Developer sells its corresponding plots. That following plot coming to the share of landowner/licensee cannot be put to sale by the promoter, however can be sold by the landowner;

Sr. No	Plot No.	Area (sqr mtrs) per plot	Total area (in sq. mtr)
1	17 to 23	127.826	894.728
2	30	58.29	58.29
Total Area in (sqr mtrs)			953.072

5. **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.

LA-Akhil
28.11.2025 STP

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