



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 07.01.2026.

Item No. 309.03

(vi) **Promoter:** AARIZE TOWNSHIP LLP.

Project: "KARNELYA" an Affordable Residential Plotted Colony (under the DDJAY Policy, 2016) on land measuring 9.4166 Acres situated in Sector-34, Karnal.

Temp ID: RERA-PKL-1902-2025.

Present: Adv. Tarun Ranga, counsel and Sh. Vivek Jain, authorized representative on behalf of the promoter.

1. This application is for registration of the project namely; "KARNELYA" bearing License No. 206 of 2025 dated 15.10.2025 valid upto 14.10.2030 which has been granted by Town and Country Planning Department, Haryana in favor of AARIZE TOWNSHIP LLP. for the development of an Affordable Residential Plotted Colony (under the DDJAY Policy, 2016) on land measuring 9.4166 acres falling in the revenue estate of village Karnal, Sector-34, Karnal.

2. The application was examined and following observations were conveyed to the promoter on 30.12.2025:

- i. *Promoter should submit an application stating therein to consider the present application in conjunction with the application submitted vide Temp ID-RERA-PKL-1711-2025 on 18.11.2025.*
- ii. *REP-II is not in order as the date of completion mentioned therein by the promoter is 31.03.2030 while the date of completion of project in REP-I is 30.09.2030.*
- iii. *Promoter should submit a list of lenders along with unsecured loans taken from them along with their adhaar card number and Pan number Pan numbers.*
- iv. *The payment plan should include quantum of all other charges to be taken from allottees till grant of possession.*



3. The promoter vide reply dated 31.12.2025 and 07.01.2026 has complied with all the observations mentioned above.
4. After consideration, the Authority found 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 including one in Hindi) 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. The Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - v. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.376 acres to the Authority along with deficit fee, if any, within 15 days after the approval by the Town and Country Planning department. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - vi. 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.
 - vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity, issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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.
 - 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. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

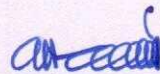


- x. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xi. Sh. Jitender, (authorized signatory of the LLP firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xii. Since the Promoter, as per the disclosed payment plan, will receive up to ninety percent (90%) of the total sale consideration within twenty-four (24) months from the date of the booking amount, the Promoter shall be obligated to deliver possession of the plot to the Allottees within twenty-four (24) months from the date of booking amount after obtaining completion certificate, failing which the Promoter shall be liable to pay compensation to the allottee after a period of 24 months as per RERA Act/Rules. This clause should be inserted in the BBA.

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.

STP


12/01

LA (AKA/1)
12.01.2026