



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.04.2026.

Item No. 317.03

- (ii) **Promoter:** Anant Kirpa Developers Private Limited
Project: "Kohinoor City" an Affordable residential plotted scheme under DDJAY-2016 to be developed on land measuring 12.45 acres situated in the revenue estate of Village Nilokheri, Sector-13 Residential), Tehsil Nilokheri, District Karnal
Temp ID: RERA-PKL-1828-2025
Present: Sh. Neeraj Puri (Authorised Representative).

1. This application is for registration of project - "Kohinoor City", an affordable plotted residential scheme under DDJAY-2016 over an area measuring 12.45 acres bearing Indst. no. DULB/CTP/TP- Scheme/2025/7814-18 dated 19.09.2025 valid upto 19.09.2030, situated in the revenue estate of Village Nilokheri, Sector-13 Residential), Tehsil Nilokheri, District Karnal granted in favour of Anant Kirpa Developers Private Limited in collaboration with Sh. Pardeep Kumar, Smt. Seema, Smt. Neelam Kumar, Smt. Renu Kumar, Sh. Mayank, Sh. Deepak Kumar and Sh. Ashok Kumar by Department of Urban Local Bodies.

2. The application was examined and following observations were conveyed to the promoter on 20.03.2026:

- i. Out of 12.45 acres of licensed land, the share of the promoter, if any, be informed.
- ii. There are 7 Licensees as per Rep-I, however as per amended collaboration agreement dated 18.06.2025, there are 8 Land Owners. Name of Land Owner Ms. Ramesh Rani has not been mentioned in the approval granted by Urban Local Bodies. Promoter should inform whether share of Ramesh Rani falls within the project land or not.
- iii. REP-II at CP/111 states that promoter has legal title to the land and it also mentions that right for development has been granted under collaboration. Promoter should submit correct REP-II.



- iv. Projected Cash Inflow and Outflow be submitted. (Quarter Wise)
- v. C.A. Certificate at CP/121 is not submitted in original.
- vi. Gist of collaboration be submitted mentioning important clauses.
- vii. The collaboration agreement dated 12.07.2024 was to obtain a license from the Town & Country Planning Department whereas the promoter has obtained permission from Urban Local Bodies Department.
- viii. A consideration of ₹ 15.88 Crores was to be paid to the landowners. The Promoter should submit a joint affidavit with all the landowners mentioning that the entire consideration amount has been received by the landowners and there is no consideration due from the Promoter.
- ix. As per C.A. Certificate, the net worth of the Company is 57 Lakhs. How will the promoter execute the project with this amount.

3. The promoter vide replies dated 24.03.2026 and 01.04.2026 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 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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Urban Local Bodies department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.493 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Urban Local Bodies department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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.
- vi. 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 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.



- vii. 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.
- viii. 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 REP-I.
- ix. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xi. As per the collaboration agreement, the total consideration payable to the Landowners amounts to ₹ 15,88,28,125/- calculated @ rate of ₹ 95,00,000/- per acre. Consideration payable to each landowner shall be as under:

| Sr. No. | Landowner | Already Paid | Balance to be paid (within 15 months from execution of Addendum agreement dated 19.06.2025 out of Sale Proceeds) |
|---------|--|-----------------|--|
| 1. | Smt. Seema W/o Sh. Pardeep Kumar | ₹ 4,70,000/- | ₹ 19,75,000/- |
| 2. | Smt. Neelam Kumar W/o Sh. Deepak Kumar | ₹ 4,70,000/- | ₹ 23,20,625/- |
| 3. | Smt. Renu Kumar W/o Sh. Parmod Kumar | ₹ 30,90,000/- | ₹ 91,41,250/- |
| 4. | Sh. Mayank Kumar S/o Sh. Parmod Kumar | ₹ 30,90,000/- | ₹ 2,13,72,500/- |
| 5. | Sh. Ashok Kumar S/o Sh. Harbans Lal | ₹ 3,81,80,000/- | ₹ 9,48,125/- |
| 6. | Sh. Pardeep Kumar S/o Sh. Krishan Lal | ₹ 54,60,000/- | ₹ 2,68,40,000/- |
| 7. | Sh. Deepak Kumar S/o Sh. Harbans Lal | ₹ 61,50,000/- | ₹ 3,03,65,625/- |

4. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HIRERA, Panchkula

A copy of the above is forwarded to Advisor, HIRERA Panchkula, for information and taking further action in the matter.

~~certified~~
3/4/26

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