



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 11.03.2026.

Item No. 315.03

(ii) **Promoter:** Landlord Developers Pvt. Ltd..

Project: "Metro City" an Affordable Residential Plotted Colony under DDJAY 2016 over an area measuring 6.53125 acres situated in the revenue estate of Village Akbarpur Barota, Sector-41, Sonipat, Haryana

Temp ID: RERA-PKL-1940-2026.

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; "Metro City". License No. 237 of 2025 dated 01.12.2025 valid upto 30.11.2030 has been granted by Town and Country Planning Department, Haryana in favour of Landlord Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed on 24.02.2026:

- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. Payment plan at Pg-280 is not in order since it does not include the quantum of all the charges to be paid by the allottees till the grant of possession.
- iii. Cash Flow of the proposed project not submitted.
- iv. ITR of Dinesh Kataria (one of the Director) for Assessment year 2025-2026 not submitted.
- v. Date of completion is different in Rep-I and Rep-II. Clarification regarding the same may be given.
- vi. Approval letter of zoning plan has not been submitted.
- vii. Architect Engagement letter is not in order.
- viii. As per MCA site CP-29, there is charge of PNB Housing Finance Ltd. Clarification in this regard is needed.
- ix. Latest Independent audit reports be submitted.



- x. Net worth statements also reflect loan of Rs. 1,91,98,000/- from PNB Housing Ltd. It may be clarified if the loan has been taken against the project land.
- xi. The letter at CP-158 addressed to the Tehsildar has not been acknowledged.
3. The promoter vide replies dated 10.03.2026 and 11.03.2026 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.14551 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - 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 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, RC number alongwith validity should 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. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.



- ix. That any change in the communication address shall 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.
5. The office is directed to update REP-I (Part C) as per reply dated 09.03.2026. Payment Plan be uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Handwritten Signature]
20/3/26
STP

20/03

LA Shybam
[Handwritten Signature]
20/3