



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officier.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.04.2026.**

**Item No. 318.03**

- (vii) **Promoter:** KN COLONIZERS PVT. LTD
- Project Name:** "THE ALTURAA" a Group Housing Project (having an FAR of 21,463.21 Sq. Mtrs.) over an area measuring 3.03125 acres bearing licence no. 266 of 2025 dated 31.12.2025 valid upto 30.12.2030, situated in the revenue estate of Village Karnal, Sector-36, Karnal.
- Temp Id:** RERA-PKL-1986-2026
- Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of project - "THE ALTURAA", a Group Housing Colony over an area measuring 3.03125 acres bearing licence no. 266 of 2025 dated 31.12.2025 valid upto 30.12.2030, situated in the revenue estate of Village Karnal, Sector-36, Karnal granted in favour of KN Colonizers Pvt. Ltd., Vyis Developers Pvt. Ltd. in collaboration with KN Colonizers Pvt. Ltd. Building Plans for this group housing project have been approved by the DTCP, Haryana on 17.03.2026 for Towers A, B, C, D, EWS, Community Building and Convenient Shopping.

2. The application was examined and following observations were conveyed to the promoter on 03.04.2026

- i. A detailed list of total number of units (Floor wise) to be developed in the project be submitted mentioning carpet area and FAR.
- ii. As per land schedule an area measuring 0.608 acres is under mortgage in which Tower D and EWS falls. The Promoter will not be allowed to construct the above towers till the area is de-mortgaged.
- iii. Email address of M.D. and Director 1 is same in REP-I Part A.
- iv. C.A. Certificate at CP/65 is not in order as it is based on document produced by Promoter.



- v. ITR of the Company for the last three years be submitted.
  - vi. The Promoter should inform the total area/FAR of commercial use- in accordance with the approved Zoning Plan.
  - vii. Payment Plan is not in order.
  - viii. Engagement of a structural engineer for execution/supervision of the project be submitted.
  - ix. Signatures of the Authorized Signatory have not been attested by the Promoter at CP/69.
3. The promoter vide reply dated 07.04.2026 has complied with all the above-mentioned deficiencies. 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 units/apartments 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 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. 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.
- vi. 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.
- vii. 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.
- viii. That as per the joint undertaking, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



- ix. 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.
- x. The promoter shall comply with the provisions of section 4(2)(1)(D) of RERA Act, 2016 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 Form REP I.
- xi. As per the collaboration agreement, the landowner will get 900 Sq. Ft. developed built up area against the land contribution. In lieu thereof, the landowner has been allocated Flat No. A-1301 having a total area of 2150 Sq. ft. the possession of which shall be handed over after issuance of Occupation Certificate by the Department of Town & Country Planning, Haryana.
- xii. An area measuring 0.608 acres is under mortgage with DTCP, Haryana under which Tower D and EWS of the project fall. The Promoter shall not advertise, market, book and sell any units in the said Towers without prior written permission of the Authority, till the said area is de-mortgaged by the Department of Town & Country Planning, Haryana. The Promoter shall also publish (visible at the first glance and highlighted) the information of freezing of the said Towers in the brochure of the project and website of the Promoter.
- xiii. Following units of Tower A and B have also been mortgaged by the DTCP, Haryana against EDC and IDW Charges to be paid by the Promoter. The Promoter shall not advertise, market, book and sell these units in these towers without prior written permission of the Authority till the said units are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish ( visible at first glance and highlighted) the information of these mortgaged units in the brochure of the project and website of the Promoter.

#### MORTGAGE AREA (EDC)

##### TOWER-A

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA	UNITS
1	10th Floor	A	128.61	2	257.22	SQ. MT.
2	11th Floor	A	128.61	4	514.44	SQ. MT.
			<b>128.61</b>	<b>6</b>	<b>771.66</b>	<b>SQ. MT.</b>

##### TOWER-B

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA	UNITS
1	1st Floor	A	128.61	2	257.22	SQ. MT.
2	1st Floor	B	104.64	2	209.28	SQ. MT.
3	2nd Floor	A	128.61	2	257.22	SQ. MT.
4	2nd Floor	B	104.64	2	209.28	SQ. MT.
5	3rd Floor	A	128.61	2	257.22	SQ. MT.
6	3rd Floor	B	104.64	2	209.28	SQ. MT.
			<b>699.75</b>	<b>12</b>	<b>1399.50</b>	<b>SQ. MT.</b>



xiv. TOTAL IDW AREA (Tower A + B) = 18 flats, 2171.16 SQ. MT.

**MORTGAGE AREA (EDC)**  
**TOWER-A**

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA	UNITS
1	6th Floor	A	128.61	4	514.44	SQ. MT.
2	7th Floor	A	128.61	4	514.44	SQ. MT.
3	8th Floor	A	128.61	4	514.44	SQ. MT.
3	9th Floor	A	128.61	4	514.44	SQ. MT.
3	10th Floor	A	128.61	1	128.61	SQ. MT.
<b>TOTAL EDC AREA</b>			<b>643.05</b>	<b>17</b>	<b>2186.37</b>	<b>SQ. MT.</b>

5. The office is directed to update email address of Managing Director and Director 1 in REP-1 Part A as submitted vide reply dated 07.04.2026 and update Payment Plan as submitted vide reply dated 07.04.2026.

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



True copy

*[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.

*[Signature]*  
16/4/26

CA (Kakul)

STP

*[Signature]*  
16/04

*[Signature]*  
16/4/26

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