



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 13.05.2026.

Item No. 322.03

(xii) **Promoter:** ARMAN RESIDENCY.

Project Name: "Arman Residency" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 6.225 Acres having licence no. 31 of 2026 dated 17.02.2026 valid upto 16.02.2031 (in addition to licence no. 5 of 2025 dated 10.01.2025 measuring 5.11875 acres) situated in the revenue estate of Village Kailash, Sector 27, Karnal..

Temp Id: RERA-PKL-2007-2026.

Present: Adv. Neeraj Puri on behalf of promoter.

1. This application is for supplementary registration of the real estate project namely; "Arman Residency" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 6.225 Acres having licence no. 31 of 2026 dated 17.02.2026 valid upto 16.02.2031 (in addition to licence no. 5 of 2025 dated 10.01.2025 measuring 5.11875 acres) situated in the revenue estate of Village Kailash, Sector 27, Karnal which is already registered by the Authority vide registration no. HRERA-PKL-PKL-735-2025 dated 23.07.2025 valid upto 31.12.2029. Now, the promoter has submitted this application to register 6.225 acres by proposing same date of completion, the same name of the project and the same RERA bank accounts given in the earlier registered project.

2. The application was examined and following observations were conveyed to the promoter on 08.05.2026: -

- i. Is the account no. mentioned in REP-I Part-D 100% collection A/c or 70% RERA Account.
- ii. Net worth certificates of all the partners and LLP firm are not supported by valuation.



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- iii. No Architect and Engineer appointed to develop the project- engagement letter along with their experience be submitted.
- iv. The promoter has not complied with the condition "The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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." in RC no. HRERA-PKL-PKL-735-2025 dated 23.07.2025.
- v. If there is change in the existing layout plan then consent of 2/3rd allottees be submitted.
- vi. In form REP I (Part E) the status of demarcation and zoning plan is incorrectly mentioned.
- vii. Layout Plan at CP/262 do not bear the signatures of DTCP.
- viii. Why is the promoter submitting the carpet area of plots in a plotted colony
- ix. A fresh Board Resolution authorising Sh Gurdeep Singh be submitted since the signatures of Ms. Rimpi (one of the partners) seems to be forged.
- x. Bank Certificate showing all the 3 bank accounts i.e. Master Collection account, Escrow Account and 30% Free account be submitted showing the licence number and area of the Project
- xi. The promoter (in the earlier registered Project i.e. 735-2025) has not yet submitted the 3 bank accounts required before the sale of Plots. However, the promoter has sold the plots before intimating the bank account and has received a sum of ₹ 16.39 crores from the allottees.

3. Vide reply dated 12.05.2026, the promoter has complied with all the deficiencies. After consideration, the Authority finds the project fit for grant of supplementary registration subject to the following special conditions:

- i. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account which was opened at the time of earlier registration no. HRERA-PKL-PKL-735-2025. The Promoter is 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 by the Authority 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 revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.



- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.235 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.
 - v. Promoter shall submit a copy of revised 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. 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.
 - ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - x. Sh. Gurdeep Singh (Designated Partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.
5. The following documents be uploaded by the office on the web portal along with the supplementary registration: -
- a. Form A to H.
 - b. Form Rep II.
 - c. Revised Layout Plan.
 - d. Revised Zoning Plan.
 - e. Payment Plan.
6. After issuance of supplementary registration certificate, the Temp Id 2007-2026 shall stand **disposed of**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

all ready 18/5/26
STP (away).

(A-DH) 18/5/26
18/05/26

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