



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 24.06.2026.

Item No. 323.03

- (ii) **Promoter:** Poswal Land and Structure Innovations Private Limited.
- Project Name:** "BHARAT ENCLAVE" an Affordable Residential Plotted Colony (Under DDJAY 2016) to be developed on land measuring 6.17 acres situated in the revenue estate of village Kailash, Sector-28A, Karnal.
- Temp Id:** RERA-PKL-2059-2026.
- Present:** Sh. Prashant (Director) and Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely "BHARAT ENCLAVE" an Affordable Residential Plotted Colony-Under DDJAY 2016 to be developed on land measuring 6.17 acres situated in the revenue estate of village Kailash, Sector-28A, Karnal bearing Licence no. 195 of 2025 dated 15.10.2025 valid upto 14.10.2030 in favour of Sh. Vinod Kumar, Sh. Roshan Lal, Sh. Naresh Kumar, Sh. Suresh Pal, Sh. Arjun, Sh. Gaurav, Smt. Manju Devi, Sh. Raj Kumar, Sh. Pawan Singh, Sh. Jagpal Singh and Sh. Briham Singh in collaboration with Poswal Land And Structure Innovations Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 12.06.2026:

- Date of approval of Layout plan in Form REP I Part C written as NA.
- Details of all the 3 bank accounts on the letterhead of the bank mentioning the project name, licence no. and area of the project be submitted. .
- Death Certificate and copy of will of the landowner Sh. Suresh Pal be submitted.
- Since Sh. Suresh Pal has died therefore correction in the licence would be required.



- v. The net worth of the Promoter is Rs. 1 crore. An explanation be on how will he develop the project.
 - vi. No affidavit submitted by the technical expert that they will provide expertise till the completion of the project.
 - vii. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the urban Areas Act 1975 alongwith the Fee Calculation.
 - viii. Promoter has engaged Permanencia Architects and planners for technical assistance, there are 8 persons. Their degree needs to be submitted alongwith project executed.
 - ix. Net worth certificates (supported by valuation) of all the 5 directors are not submitted.
 - x. Bank account details do not specify the bank A/c type i.e. 100%, 70% and 30%.
2. The promoter vide replies dated 15.06.2026 and 24.06.2026 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 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 service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1876 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.
- 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 as per the joint undertakings, both the landowner/licencees 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 being irrevocable. The promoter should not execute any addendum to the collaboration agreement in future.
- x. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be sold by the landowner:-

Landowner/licencee	Plot Numbers	Area of each Plot in Sq Mts.	Total area (In sq. mtrs.)
1. Lt Sh. Suresh Pal (through Legal heirs- Mithlesh Devi, Sandeep Kumar, Rajnish Kumar, sh. Pardeep Poswal)	Mithlesh Devi- 26 Sandeep Kumar- 27 Rajnish Kumar - 28 Pardeep Poswal- 29	88.269 sqm	$88.269 \times 4 = 353.076$ Sqm.
2. Sh. Naresh Kumar	41,42,43	114.214 sqm	$114.214 \times 3 = 342.642$ sqm
3. Sh. Roshan Lal	44,45,46	114.214 sqm	$114.214 \times 3 = 342.642$ sqm
4. Sh. Vinod Kumar	36,37,38	114.214 sqm	$114.214 \times 3 = 342.642$ sqm
5. Sh. Raj Kumar	100,101,102,103	133.650 sqm & 133.920 sqm	$133.650 \times 4 = 534.6$ sqm $133.920 \times 1 = 133.920$ sqm (TOTAL = 534.6+133.920=668.52sqm)
6. Sh. Gaurav	59,60	114.214 sqm	$114.214 \times 2 = 228.428$ sqm
7. Arjun	61,62	114.214 sqm	$114.214 \times 2 = 228.428$ sqm
8. Manju Devi	63,64	114.214 sqm	$114.214 \times 2 = 228.428$ sqm
9. Pawan Singh	18,19,20,21,22,23,24, 25, 89,93	132.465, 140.360 sqm & 133.650 sqm	$132.465 \times 7 = 927.255$ sqm $140.360 \times 1 = 140.360$ sqm $133.650 \times 2 = 267.3$ sqm (TOTAL = 927.255+140.360+267.3= 1334.915sqm)
10. Jagpal Singh	1, 2, 3, 4, 5, 6, 10 97, 98, 99	132.465 & 133.650	$132.465 \times 7 = 927.255$ sqm $133.650 \times 3 = 400.95$ sqm



		sqm	(TOTAL=927.255+400.95=1328.205sqm)
11. Birham Singh	11, 13,14,15,16,17, 95, 96	12, 94, 132.465 & 133.650 sqm	132.465x 7= 927.255 sqm 133.650 x3=400.95 sqm (TOTAL=927.255+400.95=1328.205sqm)

- xii. 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.
- xiii. The promoter shall submit a copy of updated Jamabandi along with the copy of license showing the name of the correct landowners within a period of 90 days from the issuance of this certificate.
4. File be consigned to record room after issuance of registration certificate. Payment Plan and Form REP-I to be updated online. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

anand
3/7/26
STP

3/7/26

LA-Pharyu

3/7/26