



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.06.2026.

Item No. 323.03

- (vi) **Promoter:** KARNAL CITY CENTRE.
Project Name: "KARNAL CITY CENTRE" a Commercial Plotted Colony on land measuring 1.0125 acres situated in the revenue estate of village Baldi, Sector-29, Karnal..
Temp Id: RERA-PKL-2043-2026.
Date of consideration: 04.06.2026 (Through Circulation)

1. This application is for registration of real estate project namely "KARNAL CITY CENTRE" a Commercial Plotted Colony bearing licence no. 36 of 2026 dated 02.03.2026 valid upto 01.03.2031 on land measuring 1.0125 situated in the revenue estate of village Baldi, Sector-29, Karnal granted by Town and Country Planning Department, Haryana to Karnal City Centre, and Sh. Shivam in collaboration with Karnal City Centre.

2. The application was examined and following observations were conveyed to the promoter on 26.05.2026:

- i. Estimated Cost of construction of apartments mentioned as 203 lakhs in Form REP I Part C. However the project is a commercial plotted colony.
- ii. Cash Inflows of the project be submitted.
- iii. Board Resolution to apply for RERA registration and to execute conveyance deed on behalf of the partnership firm not submitted.
- iv. No. of licencees in Form REP I (Part-B) are incorrect.
- v. Date of approval of approval of Building Plans not mentioned in REP I (Part C)
- vi. An undertaking be submitted that there is no supplementary Partnership deed beyond the one dated 12.05.2025.
- vii. Partition of Licenced land belonging to Karnal City Centre and Sh. Shivam be submitted. The same be also depicted in the Sajrah plan.
- viii. Collaboration Agreement and GPA shows the land of Sh. Vipin. However, he is not a licencee. His role in the project land be clarified.



2. The promoter vide reply dated 29.05.2026 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. 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.
- 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 as per the joint undertaking, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. 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.
- ix. 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.
- x. That following units coming to the share of landowner/licencee cannot be put to sale by the promoter and can only be sold by the landowner:-

Sh. Shivam

Sr. No.	SCO's	Total No of SCO	Area Sq.Mtr	Total Area In Sq.Mtr
1	6 to 10	5	104.400	522



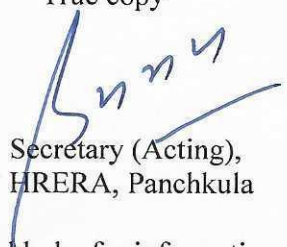
- xi. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- xii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xiii. Sh. Shalinder Singh and Sh. Gurdeep Singh (partners of the firm) shall jointly sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

4. File be consigned to record room after issuance of registration certificate. Payment Plan & Form REP-I to be updated online in REP I. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



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.

CA-Dhruv 