



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 15.07.2026.

Item No. 325.03

(ii) **Promoter:** MHL Infraheights LLP.
Project Name: "THE FLOWER CITY" an Affordable Residential Plotted Colony (Under DDJAY 2016) to be developed on land measuring 11.86458 acres (0.10925 acres under undetermined use to be excluded) situated in the revenue estate of village Kambopura, Sector-36, Karnal.

Temp Id: RERA-PKL-2099-2026.

Present: Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of real estate project namely "THE FLOWER CITY" an Affordable Residential Plotted Colony (Under DDJAY 2016) on land measuring 11.86458 acres situated in the revenue estate of village Kambopura, Sector-36, Karnal bearing licence no. 17 of 2026 dated 22.01.2026 valid upto 21.01.2031 in favour of MHL Infraheights LLP, Keshav Agencies, Ananya Warehouse in collaboration with MHL Infraheights LLP.

2. The application was examined and following observations were conveyed to the promoter on 02.07.2026:

- i. The promoter submit an explanation that how will he develop the project with the Net worth of ₹ 1 crore.
- ii. REPII- does not have date of registered collaboration Agreement;
- iii. Either the powers of executing conveyance deed should be given to one Partner or all the Partners should jointly sign the conveyance deeds;
- iv. Net worth of partners should be supported by valuation certificates.(certificates to be enclosed)
- v. The area under undetermined use be indicated;



(Signature)

vi. The shareholding between the landowner and the developer is not clear- the computation needs to be submitted.

3. The promoter vide replies dated 06.07.2026 and 15.07.2026 has removed 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 0.3129 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. Promoter shall also allot commercial plotted area as per the collaboration agreement to the landowners before disposing of any part of commercial site.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as 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. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.



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- x. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xii. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(l)(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.
- xiii. Sh. Yash Jain, Sh. Jagrit Luthra, Sh. Sarthak Bathla and Sh. Roshan Lal Gupta (partners of the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP firm.
- xiv. 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.
- xv. That plot no. 62 falling under the 11 KV HT Line shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula.
- xvi. 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:-

Sr. No.	Plot No.	Type	Area (in Sq. Mtrs)	Allocation Divided between Landowners as mentioned
1	7	A1	110.920	Keshav Agencies
2	9	A1	110.920	Keshav Agencies
3	10	A	143.475	Keshav Agencies
4	19	H	135.523	Keshav Agencies
5	20	H	135.523	Keshav Agencies
6	23	J	129.723	Keshav Agencies
7	28	G	131.904	Keshav Agencies
8	29	G	131.904	Keshav Agencies
9	31	G	131.904	Keshav Agencies
10	33	E	150.000	Keshav Agencies
11	39	F	149.550	Keshav Agencies
12	43	F	149.550	Keshav Agencies
13	47	F	149.550	Keshav Agencies
14	48	F	149.550	Keshav Agencies
15	52	F	149.550	Keshav Agencies
16	66	E	150.000	Keshav Agencies
17	70	E	150.000	Keshav Agencies
18	80	E	150.000	Keshav Agencies
19	84	E	150.000	Keshav Agencies
20	88	E	150.000	Keshav Agencies
21	92	E	150.000	Keshav Agencies
22	96	E	150.000	Anaya Warehouse
23	100	E	150.000	Anaya Warehouse
24	103	E	150.000	Anaya Warehouse
25	104	E	150.000	Anaya Warehouse
26	110	E	150.000	Anaya Warehouse
27	112A	E	150.000	Anaya Warehouse
28	117	E	150.000	Anaya Warehouse



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29	121	E	150.000	Anaya Warehouse
30	124	E	150.000	Anaya Warehouse
31	130	E	150.000	Anaya Warehouse
32	136	E4	146.719	Anaya Warehouse
33	137	E4	146.719	Anaya Warehouse
34	147	E	150.000	Anaya Warehouse
35	150	E	150.000	Anaya Warehouse
36	153	E	150.000	Anaya Warehouse
37	157	E	150.000	Anaya Warehouse
38	164	D1	149.293	Anaya Warehouse
39	166	D	149.986	Anaya Warehouse
40	169	C	126.021	Anaya Warehouse
41	170	C1	125.900	Anaya Warehouse
42	171	C2	125.784	Anaya Warehouse

4. File be consigned to record room after issuance of registration certificate. Payment Plan 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.

[Signature]
20/7/26

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20/07

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