



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 02.09.2026.

Item No. 331.03

- (ix) **Promoter:** **INR CONSTRUCTIONS**
- Project Name:** **“UNIVERSAL CITY BY INR” an Industrial Plotted Colony on land measuring 49.89375 acres situated in the revenue estate of village Jhanjhari & Dadupur, Tehsil Nilokheri, District Karnal.**
- Temp Id:** **RERA-PKL-2121-2026.**
- Present:** **Adv. Tarun Ranga on behalf of the promoter.**

1. This application is for registration of real estate project namely **“UNIVERSAL CITY BY INR”** an Industrial Plotted Colony on land measuring 49.89375 acres situated in the revenue estate of village Jhanjhari & Dadupur, Tehsil Nilokheri, District Karnal bearing Licence no. 130 of 2026 dated 07.07.2026 valid upto 06.07.2031 granted in favour of INR Constructions, KM Buildestates Pvt. Ltd., Sh. Ram Partap Singh, Sh. Raghwinder Singh, Sh. Robin, Smt. Salochana Devi, Sh. Ravi Partap Singh and Sh. Rajinder Singh in collaboration with INR Constructions.

2. The application was examined and following observations were conveyed to the promoter on 31.08.2026:

- i. No. of licencees in form REP I are incorrect.
- ii. List of plots coming under HT Line be submitted.
- iii. The promoter has taken unsecured loan advance from 73 customers mentioned at CP 461 to 464. A clarification be submitted whether any plot has been sold against the loan in the form of an Affidavit. (copy enclosed)
- iv. Whether entry of licence has been made in the revenue record or not.
- v. Payment plan at CP 452 and 453 are not in order.
- vi. No collaboration agreement between the landowners and the promoter submitted.
- vii. Location of the colony be marked on the last approved development plan.



- viii. Development status of the earlier project of the promoter with RC no. 33-2018 be submitted.
- ix. Zoning plan of colony is not submitted.
- x. Page numbering is not in order.
- xi. REP II (Clause 10) is not in order.
- xii. Category of plots (earmarked for landowner/ licencees) need to be defined i.e. residential/ industrial)

2. Pursuant thereupon the promoter filed replies dated 01.09.2026 and 02.09.2026 which were examined before project branch of the Authority. As per report of Project Branch, promoter complied with all the above observations. Hence, 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 1.6824 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 not to 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 form 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:-

1. K M BULDESTATES PVT. LTD. :

Sr.No.	Plot Number	Plot Area (in Sqm)	Plot Area (in Sq. yard)	Category
1.	33	368.48	440.70	Industrial
2.	42	432.21	516.92	Industrial
3.	64	432.21	516.92	Industrial
4.	105	329.22	393.75	Industrial
5.	173	341.19	408.06	Industrial
6.	193	393.91	471.12	Industrial
TOTAL		2297.22	2747.47	

2. Salochana Devi & Robin:

Sr. No.	Plot Number	Plot Area (in Sqm)	Plot Area (in Sq yard)	Category	Name
1.	4	92.05	110.09	Residential	Salochana Devi
2.	63	432.21	516.92	Industrial	Salochana Devi
3.	194	420.32	502.70	Industrial	Salochana Devi
4.	11	92.05	110.09	Residential	Robin
5.	38	432.21	516.92	Industrial	Robin
6.	59	432.21	516.92	Industrial	Robin
7.	41	432.21	516.92	Industrial	Robin
8.	134	333.38	398.72	Industrial	Robin
9.	202	393.91	471.12	Industrial	Robin
10.	204	420.60	503.04	Industrial	Robin
11.	225	519.73	621.60	Industrial	Robin
12.	230	515.55	616.60	Industrial	Robin
13.	290	149.57	178.89	Residential	Robin
14.	304	149.57	178.89	Residential	Robin
15.	312	146.99	175.8	Residential	Robin
16.	337	149.57	178.89	Residential	Robin
17.	363	149.57	178.89	Residential	Robin



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18.	378	149.98	179.38	Residential	Robin
19.	428	149.45	178.74	Residential	Robin
20.	471	149.98	179.38	Residential	Robin
21.	501	126.15	150.88	Residential	Robin
22.	510	126.01	150.71	Residential	Robin
		5963.27	7132.09		

3. Ravi Pratap Singh, Raghuwinder Singh, Ram Pratap Singh, Rajinder Singh:

Sr.No.	Plot Number	Plot Area (in Sqm)	Plot Area (in Sq yard)	Category	Name
1.	227	519.73	621.60	Industrial	RAVI PRATAP SINGH
2.	44	432.21	516.92	Industrial	RAVI PRATAP SINGH
3.	49	432.21	516.92	Industrial	RAVI PRATAP SINGH
4.	65	432.21	516.92	Industrial	RAVI PRATAP SINGH
5.	71	392.92	469.93	Industrial	RAVI PRATAP SINGH
6.	75	303.11	362.52	Industrial	RAVI PRATAP SINGH
7.	139	330.52	395.30	Industrial	RAVI PRATAP SINGH
8.	150	340.67	407.44	Industrial	RAVI PRATAP SINGH
9.	170	375.93	449.61	Industrial	RAVI PRATAP SINGH
10.	182	317.51	379.74	Industrial	RAVI PRATAP SINGH
11.	195	420.60	503.04	Industrial	RAVI PRATAP SINGH
12.	224	519.73	621.60	Industrial	RAVI PRATAP SINGH
13.	242	531.66	635.87	Industrial	RAVI PRATAP SINGH
14.	361	149.57	178.89	Residential	RAVI PRATAP SINGH
15.	408	149.45	178.74	Residential	RAVI PRATAP SINGH
16.	31	370.36	442.95	Industrial	RAGHUWINDER SINGH
17.	34	368.48	440.70	Industrial	RAGHUWINDER SINGH
18.	37	432.21	516.92	Industrial	RAGHUWINDER SINGH
19.	48	432.21	516.92	Industrial	RAGHUWINDER SINGH
20.	73	365.96	437.69	Industrial	RAGHUWINDER SINGH
21.	140	340.67	407.44	Industrial	RAGHUWINDER SINGH
22.	159	340.67	407.44	Industrial	RAGHUWINDER SINGH
23.	160	340.67	407.44	Industrial	RAGHUWINDER SINGH
24.	165	341.19	408.06	Industrial	RAGHUWINDER SINGH
25.	179	435.14	520.43	Industrial	RAGHUWINDER SINGH
26.	196	420.60	503.04	Industrial	RAGHUWINDER SINGH
27.	214	519.73	621.60	Industrial	RAGHUWINDER SINGH
28.	232	505.31	604.35	Industrial	RAGHUWINDER SINGH
29.	492	110.12	131.70	Residential	RAGHUWINDER SINGH
30.	500	126.15	150.88	Residential	RAGHUWINDER SINGH
31.	32	368.48	440.70	Industrial	RAM PRATAP SINGH
32.	36	432.21	516.92	Industrial	RAM PRATAP SINGH
33.	43	432.21	516.92	Industrial	RAM PRATAP SINGH
34.	45	432.21	516.92	Industrial	RAM PRATAP SINGH
35.	72	379.43	453.79	Industrial	RAM PRATAP SINGH
36.	103	329.22	393.75	Industrial	RAM PRATAP SINGH
37.	131	317.51	379.74	Industrial	RAM PRATAP SINGH
38.	172	341.19	408.06	Industrial	RAM PRATAP SINGH



39.	180	372.68	445.72	Industrial	RAM PRATAP SINGH
40.	197	420.60	503.04	Industrial	RAM PRATAP SINGH
41.	211	519.73	621.60	Industrial	RAM PRATAP SINGH
42.	240	521.77	624.04	Industrial	RAM PRATAP SINGH
43.	424	149.45	178.74	Residential	RAM PRATAP SINGH
44.	429	149.45	178.74	Residential	RAM PRATAP SINGH
45.	443	149.98	179.38	Residential	RAM PRATAP SINGH
46.	40	432.21	516.92	Industrial	RAJINDER SINGH
47.	74	313.77	375.27	Industrial	RAJINDER SINGH
48.	149	340.67	407.44	Industrial	RAJINDER SINGH
49.	169	349.13	417.56	Industrial	RAJINDER SINGH
50.	181	317.51	379.74	Industrial	RAJINDER SINGH
51.	198	420.60	503.04	Industrial	RAJINDER SINGH
52.	241	521.77	624.04	Industrial	RAJINDER SINGH
TOTAL		19109.28	22854.67		

- 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 following plots falling under 11KV HT Line shall be kept freeze and will not be sold till they are defreeze by the office of DTCP and RERA, Panchkula:-

TOTAL NUMBER OF PLOTS UNDER 11 KV HT LINE

Sr No	Plot No	Block no	Type Of Plot
1.	31	M1	Industrial
2.	32	M1	Industrial
3.	36	N	Industrial
4.	46	N	Industrial
5.	47	N	Industrial
6.	54	N	Industrial
7.	55	N	Industrial
8.	84	P	Industrial
9.	85	P	Industrial
10.	86	P	Industrial
11.	87	P	Industrial
12.	88	P	Industrial
13.	89	P	Industrial
14.	94	Q	Industrial
15.	95	Q	Industrial
16.	96	Q	Industrial
17.	97	Q	Industrial
18.	98	Q	Industrial
19.	99	Q	Industrial
20.	100	Q	Industrial
21.	101	Q	Industrial
22.	102	Q	Industrial
23.	106	Q	Industrial
24.	107	Q	Industrial



25.	108	Q	Industrial
26.	109	Q	Industrial
27.	110	Q	Industrial
28.	115	R	Industrial
29.	116	R	Industrial
30.	117	R	Industrial
31.	118	R	Industrial
32.	127	R	Industrial
33.	211	W	Industrial
34.	212	W	Industrial
35.	220	W	Industrial
36.	221	W	Industrial
37.	222	W	Industrial
38.	223	W	Industrial
39.	224	W	Industrial
40.	225	W	Industrial
41.	226	W	Industrial
42.	227	W	Industrial
43.	228	W	Industrial
44.	242	X2	Industrial
45.	254	F	Residential
46.	255	F	Residential
47.	256	F	Residential
48.	257	F	Residential
49.	258	F	Residential
50.	259	F	Residential
51.	260	F	Residential
52.	261	F	Residential
53.	262	F	Residential
54.	264	E	Residential
55.	265	E	Residential
56.	266	E	Residential
57.	271	E	Residential
58.	272	E	Residential
59.	273	E	Residential
60.	274	E	Residential
61.	275	E	Residential
62.	345	A	Residential
63.	346	A	Residential
64.	343	A	Residential
65.	348	A	Residential
66.	349	A	Residential
67.	350	A	Residential
68.	365	A	Residential
69.	366	A	Residential
70.	367	A	Residential
71.	368	A	Residential
72.	370	A	Residential



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73.	371	A	Residential
74.	372	A	Residential
75.	373	A	Residential
76.	374	A	Residential
77.	387	D	Residential
78.	388	D	Residential
79.	389	D	Residential
80.	390	D	Residential
81.	391	D	Residential
82.	392	D	Residential
83.	453	H	Residential
84.	454	H	Residential
85.	455	H	Residential
86.	476	H	Residential
87.	477	H	Residential
88.	478	H	Residential
89.	492	I	Residential
90.	493	I	Residential
91.	494	I	Residential
92.	495	I	Residential
93.	496	I	Residential
94.	497	I	Residential
95.	498	I	Residential
96.	491	I	Residential
97.	500	I	Residential
98.	501	I	Residential
99.	514	J	Residential
		TOTAL	99 PLOTS

- xiv. The promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xv. Sh. Naveen Gupta (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership firm.
- xvi. 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.

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



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA-Dhruv
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