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 04.11.2026.

Item No. 337.03

(ii)	**Promoter:**	**LANDMARK ESTATE**
	Project Name:	**"METROPOLE- THE GARDEN CITY PHASE-II" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.30625 acres situated in the Revenue Estate of Village Assandh, Sector-5, Assandh, District Karnal.**
	Temp Id:	**RERA-PKL-2113-2026.**
	Present:	**Adv. Neeraj Puri on behalf of the promoter.**

1. This application is for registration of real estate project namely "**METROPOLE-THE GARDEN CITY PHASE-II**" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.30625 acres situated in the Revenue Estate of Village Assandh, Sector-5, Assandh, District Karnal bearing Licence No. 33 of 2026 dated 19.02.2026 valid upto 18.02.2031 granted in favour of Landmark Estate.

2. The application was examined and following observations were conveyed on 28.10.2026:

i. Non default certificate from Chartered Accountant is not in order.
ii. Technical assistance agreement of Chartered Engineer along with the proof of qualification be submitted.
iii. List of plots affected due to non-construction of culvert be submitted.
iv. ITR of the promoter for last 3 years be submitted.

3. Vide reply dated 02.11.2026 promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

i. In compliance of Section 4(2)(l)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

Head of Bank Account	Account No.
100% Master Collection Account	4137002900000019
70% Separate RERA Account	4137002900000028
30% Project Account (Misc.)	4137002100006549
Bank Name & Address- PUNJAB NATIONAL BANK KUNJPURA ROAD KARNAL IFSC Code- PUNB0413700	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.

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 its validity as issued by the Authority. The QR code, RC number alongwith its validity 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. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate ,or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

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. That the promoter shall not sell any part of the commercial site measuring 0.195 acres unless the building plans of the said site are approved and deficit fee paid, if any.

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x. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

xi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

xii. Sh. Satpal Chauhan(one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

xiii. The promoter shall construct the culverts within a period of three months and inform to the Authority. Till then following plots shall remain freezed in lieu of security:-

S. No.	Plot No.	No. of Plots	Total Area (Sq. Mtr.)
1	1	1	107.184
2	12B	1	107.184
3	13	1	74.900
4	13A	1	74.900
5	47	1	102.758
6	54A	1	108.630
7	55	1	108.630
8	55B	1	108.630
9	62	1	95.142
10	62A	1	95.142
11	63	1	95.142
12	63A	1	95.142
13	70	1	105.794
14	70A	1	105.794
Total		**14**	1,384.972

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

Haryana Real Estate Regulatory Authority * PANCHKULA * Despatch No. 3117 Date 5/11/26

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.

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