



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Integrated Residential Plotted Colony namely "ALAKNANDA-32" under New Integrated Licensing Policy dated 11.05.2022 being developed on land measuring 5.062 acres falling in the revenue estate of village Budhakhera, Sector-32 & 32A, Karnal vide

Registration No. HRERA-PKL-KRL-710-2025

Dated: 10.06.2025

2. Promoter of the project is Vikramjeet R/O 128, Model Town Karnal, Haryana-132001 having PAN No AIFPJ6191E. However, the Landowner/licencees are Sh. Vikramjeet and Sh. Apramjit Virk.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 03.02.2030. However, the registration shall be co-terminus with the license granted by DTCP Haryana.

Special Conditions

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3(inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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.



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- II. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(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 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 REP-I.
- III. That following plots coming to the share of landowner/licencees Sh. Apramjit Virk cannot be put to sale by the promoter:-

Plot Type	Plot Number	Area of Each Plot (In Sqm)	Total Plots	Total Area (In Sqm)
Type-F	Plot No. 11 to 17	220.934	7 Plots	1546.545 Sqm
Type-E	Plot No. 6 to 10	262.934	5 Plots	1311.97 Sqm
Type-I	Plot No. 29 to 44	177.619	16 Plots	2841.90 Sqm
		Total Plots	28 Plots	5700.414 Sqm

- IV. Promoter shall also 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.



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- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. The following plots mortgaged under IDW and EDW by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

Area Under Mortgage of Plots			
Plot Type	Area in Sq. Mt(Each Plot)	No. of Plots	Total Area of Plots(in Sqm)
Type-I(Plot No. 31-42)	177.618	12	2131.416 Sqm.



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- IX. 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.
- X. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- XI. That the promoter shall not sell any part of the commercial site measuring 0.1722 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial plotted area to the landowner (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman