



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 42 of 2025 dated 28.03.2025 valid upto 27.03.2030 for setting up of an Affordable Residential plotted Colony (under the DDJAY Policy, 2016) to be developed on land measuring 6.63125 acres in favour of Landadil Pvt Ltd, Sh. Ram Gopal s/o Sh. Basheshwar Dass in collaboration with Landadil Pvt Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Nirmal Chaya" situated in the revenue estate of Village Kailash, Sector 28 and 28A, Karnal, Haryana vide;

Registration No. HRERA-PKL-KRL-816-2025

Dated: 12.12.2025

2. Promoter of the project is Landadil Pvt Ltd, having its registered office at Plot No. 327, Phase-2, Industrial Area, Raily, Panchkula, 134109, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi with CIN U68200HR2024PTC118581 having PAN No AAFCL7088M.

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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 2018 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 within one week 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 2017.
- vii) That the promoter shall submit the quarterly progress report 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 27.03.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- I. Both the Promoter and landowner/licensee shall comply with the provision 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.
- II. 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the



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original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.

- III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- 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.
- V. Promoter shall submit duly approved Building Plans in respect of Commercial Site measuring 0.221 Acres to the Authority along with deficit fee, if any, till then the Promoter shall not dispose of any part/unit of the Commercial Pocket.
- VI. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- VII. 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 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 and the QR code should be affixed on the top-right corner.
- VIII. 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



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completion certificate or till the taking over of the maintenance of the project by the association of Allottees.

- IX. Following plots coming to the share of the landowner and if sold by the promoter (after seeking land owner's consent) cannot be sold by the promoter at a price lower than the price at which the Developer is selling its corresponding plots.

Sr. No	Plot No.	Area (sq. mtrs) per plot	Total (in sq. mtr)
1	17 to 23	127.826	894.728
2	30	58.29	58.29
Total Area in (sq. mtrs)			953.072
Commercial Area measuring 22.13 sq. mtrs.			


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman