



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. 266 of 2025 dated 31.12.2025 valid upto 30.12.2030 for setting up of a Group Housing Colony on land measuring 3.03125 acres (having an FAR of 21,463.21 Sq. Mtrs.) in favour of K.N. Colonizers Pvt. Ltd. and Vyis Developers Pvt. Ltd. in collaboration with K.N. Colonizers Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the project namely "The Alturaa" situated in the revenue estate of Village Karnal, Sector-36, Karnal vide

Registration No. HRERA-PKL-KRL-893-2026 Dated: 23.04.2026

2. Promoter of the project is K.N. Colonizers Private Limited, having its registered address at C-112, 2nd Floor, Preet Vihar, New Delhi-110092. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109DL2011PTC213010 having PAN No. AADCV5423G.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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 apartments/units, 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 apartment/unit 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.
 - 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of apartments/units.
- ix) the said project shall be completed by **30.12.2030**.

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 units/apartments 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 in Form REP-I, 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 also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF,

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 validity issued by the Authority. The QR code and RC number should also 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. 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.
- VII. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- VIII. That as per the joint undertaking, both the landowner/licencee 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 shall also not execute any addendum to the collaboration agreement in future.
- X. The promoter shall comply with provisions of section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees from time to time, shall be deposited



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.

- XI. As per the collaboration agreement, the landowner will get 900 Sq. Ft. developed built up area against the land contribution. In lieu thereof, the landowner has been allocated Flat No. A-1301 having a total area of 2150 Sq. ft. the possession of which shall be handed over after issuance of Occupation Certificate by the Department of Town & Country Planning, Haryana.
- XII. An area measuring 0.608 acres is under mortgage with DTCP, Haryana under which Tower D and EWS of the project fall. The Promoter shall not advertise, market, book and sell any units in the said Towers without prior written permission of the Authority, till the said area is de-mortgaged by the Department of Town & Country Planning, Haryana. The Promoter shall also publish (visible at the first glance and highlighted) the information of freezing of the said Towers in the brochure of the project and website of the Promoter.
- XIII. Following units of Tower A and B have also been mortgaged by the DTCP, Haryana against EDC and IDW Charges to be paid by the Promoter. The Promoter shall not advertise, market, book and sell these units in these towers without prior written permission of the Authority till the said units are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish (visible at first glance and highlighted) the information of these mortgaged units in the brochure of the project and website of the Promoter.



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA****MORTGAGE AREA (EDC)****TOWER-A**

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA (in Sq. Mtrs.)
1	10th Floor	A	128.61	2	257.22
1	11th Floor	A	128.61	4	514.44
			128.61	6	771.66

TOWER-B

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA (in Sq. Mtrs.)
1	1st Floor	A	128.61	2	257.22
2	1st Floor	B	104.64	2	209.28
3	2nd Floor	A	128.61	2	257.22
4	2nd Floor	B	104.64	2	209.28
5	3rd Floor	A	128.61	2	257.22
6	3rd Floor	B	104.64	2	209.28
			699.75	12	1399.50

XIV. TOTAL IDW AREA (Tower A + B) = 18 flats, 2171.16 SQ. MT.

MORTGAGE AREA (EDC)**TOWER-A**

SR. NO.	DESCRIPTION	UNIT TYPE	FLAT AREA (in sq. mt.)	NO. OF FLATS	TOTAL AREA (in Sq. Mtrs.)
1	6th Floor	A	128.61	4	514.44
2	7th Floor	A	128.61	4	514.44
3	8th Floor	A	128.61	4	514.44
3	9th Floor	A	128.61	4	514.44
3	10th Floor	A	128.61	1	128.61
TOTAL EDC AREA			643.05	17	2186.37


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman