



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. 17 of 2026 dated 22.01.2026 valid upto 21.01.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) to be developed on land measuring 11.86458 acres in favour of MHL Infraheights LLP, Keshav Agencies, Ananya Warehouse in collaboration with MHL Infraheights LLP. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely **"THE FLOWER CITY"** on land measuring 11.75533 Acres (excluding 0.10925 acres under undetermined use) situated in the revenue estate of village Kambopura, Sector-36, Karnal vide

Registration No. HRERA-PKL-KRL-947-2026

Dated: 22.07.2026

2. Promoter of the project is MHL Infraheights LLP, having its registered office at UGF-14, Block B, Divine Vision, Opp. New Bus Stand, Thanesar, Kurukshetra-136118, Haryana. Promoter is a Limited Liability Partnership Firm (having 4 partners i.e. Sh. Yash Jain, Sh. Sarthak Bathla, Sh. Jagrit Luthra and Sh. Roshan Lal Gupta) having LLPIN- ACH-5047 and having PAN No ACAFM7288G.

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 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 plot 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 plots.
- ix) The date of completion of the project is 20.01.2031. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 0.3129 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. Promoter shall also allot commercial plotted area as per the collaboration agreement to the landowners before disposing of any part of commercial site.
- VI. 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 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 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- IX. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- X. That as per the joint undertaking cum affidavit, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XI. 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.
- XII. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 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 Form REP I.
- XIII. Sh. Yash Jain, Sh. Jagrit Luthra, Sh. Sarthak Bathla and Sh. Roshan Lal Gupta (partners of the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP firm.
- XIV. 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.
- XV. That plot no. 62 falling under the 11 KV HT Line shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

XVI. 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:-

Sr. No.	Plot No.	Type	Area (in Sq. Mtrs)	Allocation Divided between Landowners as mentioned
1	7	A1	110.920	Keshav Agencies
2	9	A1	110.920	Keshav Agencies
3	10	A	143.475	Keshav Agencies
4	19	H	135.523	Keshav Agencies
5	20	H	135.523	Keshav Agencies
6	23	J	129.723	Keshav Agencies
7	28	G	131.904	Keshav Agencies
8	29	G	131.904	Keshav Agencies
9	31	G	131.904	Keshav Agencies
10	33	E	150.000	Keshav Agencies
11	39	F	149.550	Keshav

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

				Agencies
12	43	F	149.550	Keshav Agencies
13	47	F	149.550	Keshav Agencies
14	48	F	149.550	Keshav Agencies
15	52	F	149.550	Keshav Agencies
16	66	E	150.000	Keshav Agencies
17	70	E	150.000	Keshav Agencies
18	80	E	150.000	Keshav Agencies
19	84	E	150.000	Keshav Agencies
20	88	E	150.000	Keshav Agencies
21	92	E	150.000	Keshav Agencies
22	96	E	150.000	Ananya Warehouse
23	100	E	150.000	Ananya Warehouse
24	103	E	150.000	Ananya Warehouse
25	104	E	150.000	Ananya

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

				Warehouse
26	110	E	150.000	Ananya Warehouse
27	112A	E	150.000	Ananya Warehouse
28	117	E	150.000	Ananya Warehouse
29	121	E	150.000	Ananya Warehouse
30	124	E	150.000	Ananya Warehouse
31	130	E	150.000	Ananya Warehouse
32	136	E4	146.719	Ananya Warehouse
33	137	E4	146.719	Ananya Warehouse
34	147	E	150.000	Ananya Warehouse
35	150	E	150.000	Ananya Warehouse
36	153	E	150.000	Ananya Warehouse
37	157	E	150.000	Ananya Warehouse
38	164	D1	149.293	Ananya Warehouse
39	166	D	149.986	Ananya

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

				Warehouse
40	169	C	126.021	Ananya Warehouse
41	170	C1	125.900	Ananya Warehouse
42	171	C2	125.784	Ananya Warehouse


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member


Parneet S Sachdev
 Chairman