



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. 195 of 2025 dated 15.10.2025 valid upto 14.10.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) to be developed on land measuring 6.17 acres in favour of Sh. Vinod Kumar, Sh. Roshan Lal, Sh. Naresh Kumar, Sh. Suresh Pal, Sh. Arjun, Sh. Gaurav, Smt. Manju Devi, Sh. Raj Kumar, Sh. Pawan Singh, Sh. Jagpal Singh and Sh. Briham Singh in collaboration with Poswal Land and Structure Innovations Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "**BHARAT ENCLAVE**" on land measuring 6.149 Acres (excluding 0.021 acres under undetermined use) situated in the revenue estate of village Kailash, Sector-28A, Karnal vide

Registration No. HRERA-PKL-KRL-937-2026

Dated: 08.07.2026

2. Promoter of the project is Poswal Land and Structure Innovations Private Limited, having its registered office at Shop No. 3, Near Kali Mata Ka Mandir, Karnal, Haryana-132001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U41001HR2024PTC127209 having PAN No AAPCP3175K.

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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.

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- 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 date of completion of the project is 14.10.2030. 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.
- 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.

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- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1876 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.
- VI. 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, 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 as per the joint undertakings, both the landowner/licencees 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 should not execute any addendum to the collaboration agreement in future.
- X. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(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 realised 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.



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XI. 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:-

Landowner/licencee	Plot Numbers	Area of each Plot (in Sq Mts.)	Total area (in Sq Mts)
1. Lt Sh. Suresh Pal (through Legal heirs- Mithlesh Devi, Sandeep Kumar, Rajnish Kumar, sh. Pardeep Poswal)	Mithlesh Devi- 26 Sandeep Kumar- 27 Rajnish Kumar - 28 Pardeep Poswal- 29	88.269	353.076
2. Sh. Naresh Kumar	41,42,43	114.214	342.642
3. Sh. Roshan Lal	44,45,46	114.214	342.642
4. Sh. Vinod Kumar	36,37,38	114.214	342.642
5. Sh. Raj Kumar	100,101,102,103,104	133.650 & 133.920	534.6+133.920=668.52
6. Sh. Gaurav	59,60	114.214	228.428
7. Arjun	61,62	114.214	228.428
8. Manju Devi	63,64	114.214	228.428
9. Pawan Singh	18,19,20,21,22,23, 24,25,89,93	132.465,14 0.360 & 133.650	927.255+ 140.360 + 267.3 = 1334.915
10. Jagpal Singh	1, 2, 3, 4, 5, 6, 10, 97, 98, 99	132.465 & 133.650	927.255+ 400.95 = 1328.205

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11. Birham Singh	11,12,13,14,15,16, 17, 94, 95, 96	132.465 & 133.650	927.255+ 400.95 = 1328.205
		Total	6726.131

- XII. 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.
- XIII. The promoter shall submit a copy of updated Jamabandi along with the copy of license showing the name of the correct landowners within a period of 90 days from the issuance of this certificate.
- XIV. That following plot nos. 7, 8, 9, 72, 73, 74, 90, 91 & 92 coming under 11 KV HT Lines cannot be put to sale by the promoter till the shifting of these lines. An approval before selling these plots be taken from the Authority.


Dr. Geeta Rathore Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman