HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'
[See Rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 33 of 2026 dated 19.02.2026 valid upto 18.02.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.30625 acres in favour of Landmark Estate. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "METROPOLE- THE GARDEN CITY PHASE-II" situated in the revenue estate of Village Assandh, Sector-5, Assandh, District Karnal vide

Registration No. HRERA-PKL-KRL-1014-2026 Dated: 10.11.2026

2. Promoter of the project is Landmark Estate having its registered office at Plot No 7, First Floor, Shemrock Complex, Sector 6, Opp. Happy Family Hospital, Karnal, 132001, Haryana. The promoter is a Partnership Firm (having 5 partners i.e. Sh. Vijay Goyal, Sh. Anuj Singla, Sh. Sanjay Gupta, Sh. Shivank Maingi and Sh. Satpal Chauhan) having PAN No. AAMFL5184C.

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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) 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.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

viii) The date of completion of the project is 18.02.2031.

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Special Conditions:

I. In compliance of Section 4(2)(l)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

Head of Bank Account	Account No.
100% Master Collection Account	4137002900000019
70% Separate RERA Account	4137002900000028
30% Project Account (Misc.)	4137002100006549
Bank Name & Address- PUNJAB NATIONAL BANK KUNJPURA ROAD KARNAL IFSC Code- PUNB0413700	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

II. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

III. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.

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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity

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as issued by the Authority. The QR code, RC number alongwith its validity 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. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate ,or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

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.

IX. That the promoter shall not sell any part of the commercial site measuring 0.195 acres unless the building plans of the said site are approved and deficit fee paid, if any.

X. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

XI. 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.

XII. Sh. Satpal Chauhan(one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

XIII. The promoter shall complete the construction of culverts within a period of three months and obtain the completion certificate from the competent Authority. The same shall thereafter be submitted to

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the Authority, till which time the following plots located adjacent to the culverts shall remain frozen:-

S. No.	Plot No.	No. of Plots	Total Area (Sq. Mtr.)
1	1	1	107.184
2	12B	1	107.184
3	13	1	74.900
4	13A	1	74.900
5	47	1	102.758
6	54A	1	108.630
7	55	1	108.630
8	55B	1	108.630
9	62	1	95.142
10	62A	1	95.142
11	63	1	95.142
12	63A	1	95.142
13	70	1	105.794
14	70A	1	105.794
Total		14	1,384.972

These plots shall not be advertised/marketed/sold/transferred till the same are got defreezed from the Authority.

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Stages of Payment

Sr. No.	Stages of Payment	Amount Due (%)
1	On Booking / Allotment	05%
2	At the time of booking (BBA to be entered within 30 days)	05%
3	Physical Completion of Water Supply	15%
4	Physical Completion of Sewerage & Storm Water System	15%
5	Physical Completion of Internal Rainwater Harvesting	15%
6	Physical Completion of Roads & Footpaths	10%
7	Physical Completion of Electrical Works & Street Lighting	15%
8	Physical Completion of Sewage Treatment Plant (STP)	10%
9	Offer of Possession	10%
	TOTAL	**100%**

Other Charges

Sr. No.	Particulars / Head	Rate
1	Interest Free Maintenance Security Deposit (IFMSD)	₹50000/-Per Sq. Yard
2	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3	Maintenance Charges	₹12/- per Sq. Yard per month (approx.)
4	Stamp Duty Charges	As per actuals, as applicable
5	Registration Charges	As per actuals, as applicable
6	Preferential Location Charges (if any)	A. Corner Plot: 5% B. Park/Green Belt Facing 5%

The promoter, at the time of offering possession, shall, in compliance with Section 11(4)(b) of the RERA Act, supply a copy of the Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottees, as the case may be.

For LANDMARK ESTATE

Authorized Signatory