



# **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. 237 of 2025 dated 01.12.2025 valid upto 30.11.2030 for an area measuring 6.53125 acres for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) in favour of Landlord Developers Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Metro City" situated in the revenue estate of Village Akbarpur Barota, Sector-41, Sonipat, Haryana vide

**Registration No. HRERA-PKL-SNP-878-2026**

**Dated: 02.04.2026**

2. Promoter/Licencee of the project is Landlord Developers Pvt. Ltd., having its registered office at 10, Local Shopping Centre, Kalkaji, South Delhi, 110019. Promoter is a Private Limited Company registered with Registrar

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# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

of Companies, Delhi with CIN U45201DL2006PTC145462 having PAN No AABCL1569M.

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](http://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.

2

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 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 **30.09.2030**. However, the registration shall be co-terminus with validity of license granted by DTCP, Haryana.

### Special Conditions:

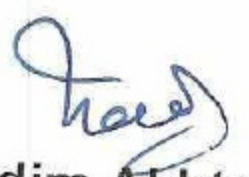
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 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 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 duly approved building plans in respect of commercial pocket measuring 0.14551 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.
- iv. 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

- v. 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.
- 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. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- ix. 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.

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman

# Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V (See Rule 12)

License No. 237 of 2025

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under in favour of Landlord Developer Pvt. Ltd., 10, LSC, Kalkaji, New Delhi-110019, for setting up Affordable Residential Plotted Colony under DDJAY Policy -2016 over an area measuring 6.53125 acres in the revenue estate of Sector- 41, Sonipat.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY Policy is to be set up, are given in the schedule of land annexed hereto.
2. The Licence is granted subject to the following conditions:-
  - a) That licensee will pay the State Infrastructure Development charges amounting to Rs.77,65,213/- @ Rs. 281.25/- per Sqm for the plotted and Rs. 562.50/- for commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
  - b) That licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - c) That licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from the date of approval of zoning plan.
  - d) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within a period of 30 days from the date of approval of zoning plan.
  - e) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - f) That licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
  - g) That licensee shall transfer 10% area of the licenced colony to the Government for provision of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
  - h) That licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and shall pay the proportionate cost for

acquisition of land, if any, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- i) That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- j) That licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana ShehriVikasPradhikaran or any other execution agency.
- k) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n) That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/ Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. licensee shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- p) That licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/ estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- r) That licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 as amended from time to time.
- u) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- v) That no further sale has taken place after submitting application for grant of license.

- w) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
  - x) That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
  - y) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - z) That licensee shall abide by the terms and conditions of policy of DDJAY and other directions given by the Director time to time to execute the project.
  - aa) That licensee shall execute the development works as per Environmental Clearance and company with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
  - bb) That licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
  - cc) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2) (I) (D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State -treasury.
  - dd) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
  - ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - ff) That the implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
  - gg) That licensee shall maintain the beneath ROW of 440 KV HT lines passes through the applied site.
4. The licence is valid up to 30/11/2030.

Dated: 01/12/2025.  
Place: Chandigarh

(Amit Khatri, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-5477- JE (RA)-2025/ 45707-720

Dated: 02-12-2025

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. Landlord Developer Pvt. Ltd. 10, LSC, Kalka Ji, New Delhi-110019, along with a copy of agreement, LC-IV B& Bilateral Agreement.

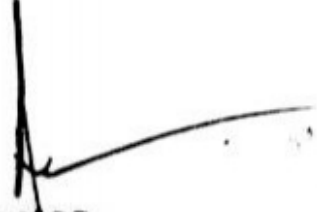
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Sonipat.
12. District Town Planner, Sonipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. PM (IT) of this Directorate with the request to host this approval on website.

  
(Sanjay Saini)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No.....237.....Dated...01/12.../2025

Detail of land owned by Land Lord Developers Pvt. Ltd.:-

| Village         | Rect.No. | Killa No.  | Area<br>(K-M)              |
|-----------------|----------|------------|----------------------------|
| Akbarpur Barota | 36       | 21/2 min   | 2-7                        |
|                 |          | 22 min     | 4-4                        |
|                 |          | 23 min     | 7-5                        |
|                 |          | 24         | 7-7                        |
|                 |          | 25/1 min   | 3-15                       |
|                 | 37       | 25/2/2 min | 0-19                       |
|                 | 49       | 1/1 min    | 1-17                       |
|                 |          | 1/2 min    | 1-3                        |
|                 |          | 2/1 min    | 5-13                       |
|                 |          | 2/2        | 0-13                       |
|                 |          | 3 min      | 7-17                       |
|                 |          | 8/2 min    | 6-2                        |
|                 |          | 9 min      | 0-17                       |
|                 |          | 13/1 min   | 2-6                        |
|                 |          | Total      | 52K-5M<br>Or 6.53125 acres |

  
Director  
Town & Country Planning  
Haryana, Chandigarh  
Suman (Patwari)