

Reg. No.: HRERA-PKL KRL-831-2026 Dt. 16.01.2026, Valid upto: 14.10.2030
Available at: www.haryanarera.gov.in
Promoter: AARIZE TOWNSHIP LLP
Project: KARNELYA



AARIZE

CRAFTED REALTY

TO LIFE X TO CREATE X TO EXPERIENCES

AARIZE TOWNSHIP LLP
LLPIN: ACB-1334

SITE ADDRESS:

Sector 34, Karnal- 132001, Haryana, India

REGISTERED & CORPORATE OFFICE:

Unit No. 507, 5th Floor, Spaze Boulevard, Sector- 47,
Gurugram- 122002, Haryana, India | Phone: +91-124-4505778

www.karnelya.in | info@karnelya.in

FOR SALE ENQUIRIES, Call: +91 9464 700 700

A A R I Z E . I N

AARIZE

KARNELYA
THE JEWEL *of* KARNAL

Director, Town and Country Planning, Haryana has granted License No. 206 of 2025 dated 15.10.2025 to Aarize Township LLP (LLP IN-ACB-1334) ("LLP Firm / Promoter") for setting up an affordable residential plotted colony under DDJAY Policy - 2016 named "KARNELYA" on land measuring 9.4166 acres (3.81076 hectare) approx. situated in the Revenue Estate of Village Karnal, Sector-34, in Tehsil & District Karnal-132001, Haryana. HRERA, Panchkula has granted registration under RERA Act 2016 vide Registration No. HRERA-PKL-KRL-831-2026 Dated 16.01.2026 valid upto 14.10.2030. Layout plan of the colony has been approved vide Drg. No. 11554 dated 16.10.2025. Khasra No. 7802/1 min (2-11-8 or 2166.68 sq.m) has been mortgaged in lieu of EDC BG and Khasra No. 7802/1min (2-11-8 or 2166.68 sq.m) has been mortgaged in lieu of IDW BG as per DTCP Policy. The LLP Firm/Promoter reserves the right to amend the approved layout plan in accordance with applicable Policies of DTCP. 1 Hectare= 2.471 Acre, 1 Acre= 4046.86 Sq.Mts or 4840 Sq. Yds, 1 Square Yard= 0.8361 Square Metre; 1 Square Metre= 10.764 Square Feet. Architecture & Design Consultant: ACPL Design Limited; Landscape Consultant: S Bose Landscape Architects.

Disclaimer: All information, images and visuals, drawings, plans of sketches shown in this brochure / publication for applications are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/ or commitment of any nature. The Promoter and/or it's Partners, Directors, employees, associates, brand consultant, are not liable for any consequence or any action taken by the viewer relying on any such material or information provided herein or otherwise. The Promoter endeavours to keep the information up to date and correct. Recipients/ Viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team / Promoter in order to have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Plot / Unit in the Colony. Taxes and Statutory Charges are extra as per applicable norms. The Promoter will use brand "Aarize" under Branding Agreement. Dispute, if any will be subject to the exclusive jurisdiction of District Courts of Gurugram, Haryana and Hon'ble High Court of Punjab and Haryana. T&C Apply.

SECTOR - 34, KARNAL



LONDON ★
★ *Mornings*

ITALIAN
AFTERNOONS

PARIS
EVENINGS

ROMAN
NIGHTS

WHAT IF YOUR HOME WASN'T JUST A
PLACE TO LIVE, BUT A MASTERPIECE,
INSPIRED BY THE MOST ICONIC CITIES
IN THE WORLD?

REFERENCE IMAGE

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PRESENTING
KARNELYA
THE JEWEL *of* KARNAL
SECTOR - 34, KARNAL

European-Inspired
Plotted Township
Comes to Karnal

KARNELYA IS MORE THAN AN ADDRESS;
IT IS A THOUGHTFULLY CRAFTED EXPERIENCE,
A RARE JEWEL OFFERING A EUROPEAN-INSPIRED
PLOTTED TOWNSHIP IN THE HEART OF SECTOR 34,
KARNAL, DESIGNED FOR THOSE WHO VALUE
ELEGANCE, SOPHISTICATION, AND THE ART
OF FINE LIVING.

IT IS WHERE TIMELESS COBBLESTONE STREETS
CONVERGE WITH REFINED MODERN BOULEVARD,
GRAND AVENUES OPEN INTO LUSH GARDENS,
AND EVERY TURN REVEALS A SPACE SHAPED BY
HERITAGE AND VISION. WANDER THROUGH LANES
THAT ECHO EUROPEAN CHARM, ENJOY QUIET
MOMENTS IN SUNLIT SPACES, AND WATCH
EVENINGS UNFOLD OVER BEAUTIFULLY LANDSCAPED
GREENS. BECAUSE KARNELYA IS NOT JUST ABOUT
WHERE YOU LIVE, BUT HOW YOU LIVE.

ARTISTIC IMPRESSION



★ MASTER-PLANNED FOR
SEAMLESS LIVING AND
growth

RESIDENTIAL PLOTS

DIVERSE PLOT SIZES TO SUIT EVERY NEED AND BUDGET

COMMUNITY-FOCUSED LAYOUT WITH INDIVIDUAL PRIVACY

9-10 METRE WIDE INTERNAL ROADS FOR SMOOTH MOBILITY

ENVIRONMENTALLY CONSCIOUS PLANNING

ARTISTIC IMPRESSION

IN THE HEART OF GROWTH

NH-44 (G.T. Road): 10 Mins
Karnal-Meerut Road: 05 Min
New ISBT (Bus Terminal): 20 Mins
Karnal Railway Station: 25 Mins
Noormahal Palace Hotel: 15 Mins
Karnal Aerodrome: 20 Mins
Delhi Airport: 2hr:30 Mins
Gurugram: 2hr:40 Mins
Chandigarh: 2hr:30 Mins

PROXIMITY TO NATIONAL EXCELLENCE

ICAR-NDRI: 20 Mins
CSSRI & NBAGR: 20 Mins
IARI Regional Station: 20 Mins
Sugarcane Breeding Institute: 21 Mins

PREMIERE EDUCATIONAL CORRIDORS

Tagore Baal Niketan Sr. Secondary School: 10 Mins
St. Theresa's Convent: 16 Mins
Dyal Singh College: 20 Mins
RPS International School: 25 Mins
DPS Karnal: 25 Mins

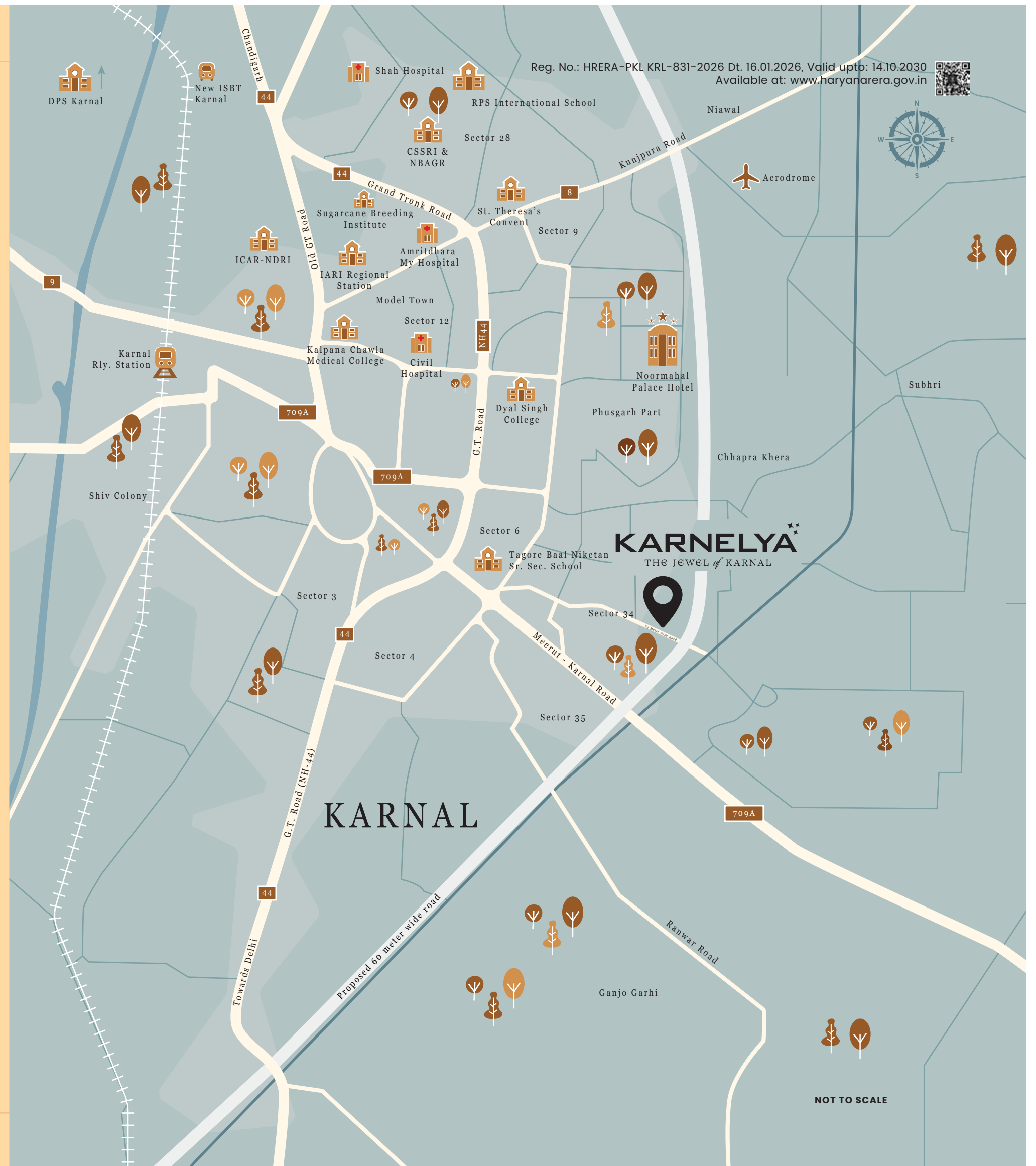
IMMEDIATE HEALTHCARE ACCESS

Amritdhara My Hospital: 18 Mins
Kalpana Chawla Medical College: 18 Mins
Civil Hospital: 17 Mins
Shah Hospital: 24 Mins

★ LEGENDS

 HOTEL	 HOSPITAL
 INSTITUTION / SCHOOL	 TRAIN AND METRO
 BUS STAND	 AERODROME

DISCLAIMER: All timings and proximities are subject to traffic conditions and distance.





Plot Area Detail

Plot No	Type	Width (In Mts.)	Length (In Mts.)	Area per Plot (In Sq.m)	Area per Plot (In Sq.yd)
1	A1	as per plan		111.61	133.49
2	A2	as per plan		125.79	150.44
3	A3	as per plan		130.45	156.02
4	A4	as per plan		123.86	148.14
5	A5	as per plan		117.24	140.22
6	A6	as per plan		110.62	132.30
7	B1	as per plan		104.61	125.11
8	B2	as per plan		104.78	125.32
9	B3	as per plan		104.38	124.84
10	B4	as per plan		104.3	124.74
11	B5	as per plan		104.62	125.13
12	B6	as per plan		104.25	124.68
12A	B7	as per plan		104.64	125.15
14	B8	as per plan		125.18	149.72
15	C	as per plan		134.19	160.49
16-18	D	6.900	20.930	144.42	172.73
19-38	E	7.435	14.435	107.32	128.35
39	F	10.370	14.435	149.69	179.03
40	G	6.800	15.230	103.56	123.86
41(M)-42(M)	G	6.800	15.230	103.56	123.86
43(M)-45(M)	H	7.210	15.230	109.81	131.33
46(M)-61(M)	I	8.235	15.230	125.42	150.00
62-67	J	8.400	17.850	149.94	179.33
68(M)-79(M)	K	8.400	17.850	149.94	179.33
80-99	L	7.830	18.995	148.73	177.88
100	M1	as per plan		125.48	150.07
101	M2	as per plan		125.48	150.07
102	M3	as per plan		125.48	150.07
103	M4	as per plan		125.49	150.09
104	M5	as per plan		125.42	150.00
105	M6	as per plan		125.44	150.03
106	M7	as per plan		99.36	118.83
107	N1	as per plan		104.73	125.26
108	N2	as per plan		104.35	124.80
109	N3	as per plan		104.57	125.07
110	N4	as per plan		104.41	124.87
111	N5	as per plan		104.70	125.22
112	N6	as per plan		104.41	124.87
112A	N7	as per plan		104.21	124.64
114	N8	as per plan		104.67	125.19
115	N9	as per plan		140	167.44
116-119	O	7.915	18.185	143.93	172.14
120-142	P	6.890	18.180	125.26	149.81
143-151	Q	7.040	18.180	127.99	153.08
152	R1	as per plan		126.09	150.80
153	R2	as per plan		115.71	138.39
154	R3	as per plan		102.44	122.52
155	R4	as per plan		89.16	106.64

Masterplan

LEGENDS

- | | | |
|----------------------------|-----------------------------|--------------------------|
| 1. ENTRY AND EXIT GATE | 6. CABANAS WITH WATER BODY | 11. BUTTERFLY GARDEN |
| 2. ENTRANCE WATERBODY | 7. YOGA AND MEDITATION ZONE | 12. BOUGAINVILLEA GARDEN |
| 3. CENTRAL SCULPTURE COURT | 8. KIDS PLAY AREA | 13. ROSE GARDEN |
| 4. EXERCISE ZONE | 9. JOGGING TRACK | 14. COMMERCIAL PARKING |
| 5. WORKING PODS | 10. HIBISCUS GARDEN | |



Disclaimer: *Plots frozen as per policy dated 08.02.2016 shall be sold as per applicable policy.
** Community site will have club like facilities with a swimming pool, multi-purpose court, party lawn & cafeteria etc.
*** Commercial site building plan is yet to be approved.



★ THE INTELLIGENCE OF SAFETY

AT KARNELYA, INDULGENCE BEGINS WITH DISCREET, EUROPEAN-INSPIRED THREE-TIER SECURITY THAT ENSURES COMPLETE PEACE OF MIND.

- GATED & SECURED PERIMETER
- 24X7 CCTV SURVEILLANCE
- DEDICATED RESIDENT ENTRY



★ OUTDOOR HAVEN

KARNELYA DRAWS FROM EUROPE'S GREEN LEGACY TO CREATE A TRANQUIL, LANDSCAPE-LED COMMUNITY IN KARNAL.

- GRAND ENTRY EXPERIENCE
- YOGA & MEDITATION ZONE
- WALKING PATHS
- GARDEN SIT-OUT SPACES
- TREE LINE BOULEVARD



★ SPORTS ARENA

KARNELYA INTEGRATES WELLNESS INTO EVERYDAY LIVING THROUGH SPACES DESIGNED FOR MOVEMENT, PLAY, AND BALANCE.

- JOGGING TRACK
- THE OPEN AIR GYM
- KIDS PLAY AREA



CRÈCHE & LIBRARY



INDOOR ARENA

FINE-DINING RESTAURANT



BANQUET HALL



FULLY-EQUIPPED GYMNASIUM

★ PROPOSED ★
Clubhouse

THE CLUBHOUSE
AT KARNELYA BRINGS TOGETHER
CULTURE, LEISURE, AND LUXURY
IN A QUALITY SETTING.

DISCLAIMER: The building plans of the community centre / club are not approved.
The club and the amenities shown are for representation purpose only
and the amenities may change at the sole discretion of the developer.



ACPL IS THE PRINCIPAL ARCHITECT FOR THE KARNAL DEVELOPMENT, LEADING THE ARCHITECTURAL VISION WITH A REFINED SENSIBILITY ROOTED IN TIMELESS DESIGN, PRECISION PLANNING, AND CONTEXTUAL EXCELLENCE. WITH 50+ YEARS OF EXPERIENCE ACROSS 380+ PROJECTS, ACPL IS RENOWNED FOR DELIVERING LARGE-SCALE, LANDMARK DESTINATIONS. THEIR DESIGN PHILOSOPHY OF CLARITY, PROPORTION, AND ENDURING VALUE, ENSURES THAT THE DEVELOPMENT STANDS APART AS A THOUGHTFULLY CRAFTED ADDRESS OF DISTINCTION.

S BOSE LANDSCAPE ARCHITECTS

SBOSE, THE LANDSCAPE ARCHITECT FOR THE PROJECT, CURATES AN IMMERSIVE OUTDOOR EXPERIENCE THAT ELEVATES EVERYDAY LIVING. WITH A DESIGN APPROACH THAT BLENDS CONTEMPORARY AESTHETICS WITH ECOLOGICAL SENSITIVITY, SBOSE HAS CREATED LUSH, LAYERED LANDSCAPES, GREEN PROMENADES, AND TRANQUIL COMMUNITY SPACES FOR SOME OF THE FINEST RESIDENTIAL ADDRESSES IN DELHI NCR. THEIR WORK WEAVES NATURE SEAMLESSLY INTO THE BUILT ENVIRONMENT, SHAPING A SERENE AND ELEGANT SETTING THAT ENHANCES THE PROJECT'S OVERALL SENSE OF LUXURY AND WELL-BEING.

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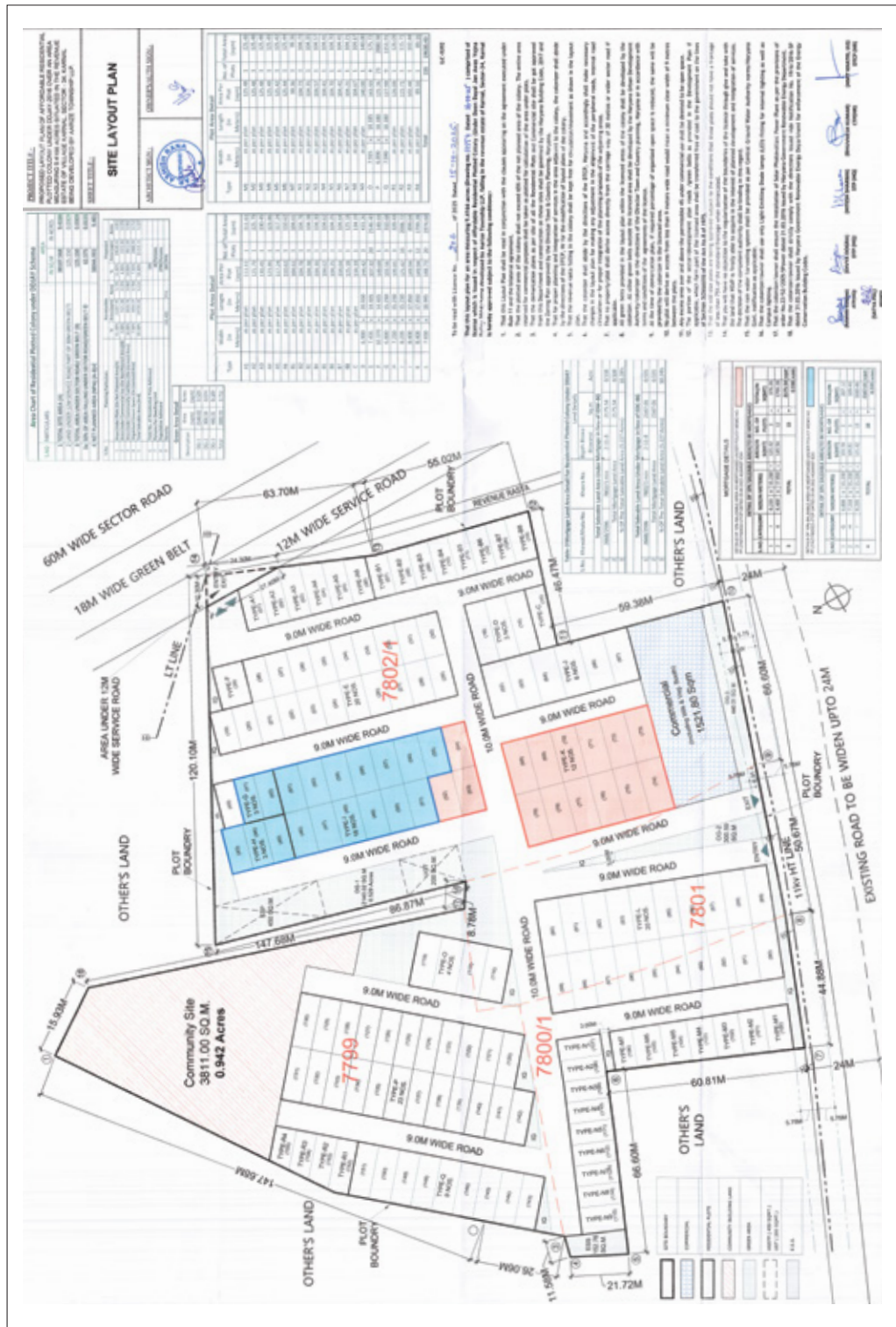
About AARIZE GROUP

AT AARIZE, WE DON'T JUST BUILD SPACES — WE DESIGN EXPERIENCES. ROOTED IN INNOVATION AND DRIVEN BY A PASSION FOR EXCELLENCE, AARIZE GROUP BRINGS A FRESH PERSPECTIVE TO URBAN DEVELOPMENT. FROM UPCOMING RESIDENTIAL ENCLAVES TO RISING COMMERCIAL LANDMARKS, OUR DEVELOPMENTS ARE THOUGHTFULLY CURATED TO ELEVATE BOTH LIFESTYLE ASPIRATIONS AND LONG-TERM VALUE.

WITH A STRONG FOUNDATION BUILT THROUGH STRATEGIC LOCATIONS AND FUTURE-READY PLANNING, AARIZE CONTINUES TO SHAPE ENVIRONMENTS THAT REFLECT GLOBAL DESIGN SENSIBILITIES AND MARKET RELEVANCE. KARNELYA STANDS AS A TESTAMENT TO OUR VISION OF CREATING BOUTIQUE TOWNSHIPS THAT BALANCE LUXURY, FUNCTIONALITY, AND FORWARD-LOOKING LIVING — CRAFTED FOR THE NEXT GENERATION OF GROWTH.



✦ KARNELYA
SANCTIONED PLAN



✦ KARNELYA
RERA CERTIFICATE

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Project Registration No. HRERA-PKL-KRL-831-2026

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

The Director, Town & Country Planning has granted License No. 206 of 2025 dated 15.10.2025 valid upto 14.10.2030 to Aarize Township LLP for setting up of an Affordable Residential Plotted Colony (under DDJAY Policy-2016) over an area measuring 9.4166 acres in the revenue estate of village Karnal, Sector-34, Karnal. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula, has registered the real estate project, namely "Karnelya" situated in the Sector-34 Karnal-132001 vide:

Registration No. HRERA-PKL-KRL-831-2026 Dated: 16.01.2026

2. Promoter of the project is AARIZE TOWNSHIP LLP having its registered office at Unit No- 507, 5th Floor, Space Boulevard, Sector-47, DLF QE, Gurugram-122002, Haryana. Promoter is a Limited Liability Partnership (having 2 partners i.e., Vivek Jain and Sanjeev Kumar) registered with Registrar of Companies, Delhi with LLPIN: ACB-1334 having PAN No: ACBFA9597R.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Project Registration No. HRERA-PKL-KRL-831-2026

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith 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 plots 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Project Registration No. HRERA-PKL-KRL-831-2026

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 the validity of license granted by DTCP, Haryana.

Special Conditions:

- 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.
- 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Project Registration No. HRERA-PKL-KRL-831-2026

- Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- Promoter shall submit a copy of service plan/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- Promoter shall submit a copy of the building plan approved in respect of commercial pocket measuring 0.376 acres to the Authority along with deficit fee, if any, within 15 days after the approval by the Town and Country Planning department. Till then, the promoter shall not subdivide any part of the commercial pocket.
- 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.
- No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its 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/possession letter, pamphlets, brochures or any other literature published by the promoter.
- 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Project Registration No. HRERA-PKL-KRL-831-2026

- 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 Form REP-I.
- No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the parties. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- Sh. Ender, (authorized signatory of the LLP firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- Since the Promoter, as per the disclosed payment plan, will receive up to ninety percent (90%) of the total sale consideration within twenty-four (24) months from the date of the booking amount, the Promoter shall be obligated to deliver possession of the plot to the Allottees within twenty-four (24) months from the date of booking amount after obtaining completion certificate, failing which the Promoter shall be liable to pay compensation to the allottee after a period of 24 months as per RERA Act/Rules. This clause should be inserted in the BBA.

Members: Chander Shekhar, Dr. Geeta Rethi Singh, Nadia Ashraf