



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.11.2025.

Item No. 304.31

Intimation regarding receipt of complete monetary consideration by landowner in compliance to special condition no. (xi) of RC.

Promoter: South West Bliss Private Limited.

Project: "Neoliv Grand Park" - an affordable residential plotted colony (under DDJAY-2016) measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat.

Reg. No.: HRERA-PKL-SNP-698-2025 dated 22.05.2025 valid upto 30.06.2029.

Present: Adv. Tanya Karnwal on behalf of promoter

1. The Authority, has registered the subject cited project on 22.05.2025. Special condition (xi) is reproduced as follows:

"That as per joint undertaking dated 24.04.2025, M/s Surepass Infra LLP has received an amount of INR 70 Cr. towards the monetary consideration payable as per clause 8 of the Development Agreement and an amount of INR 61 Cr. still remains payable by M/s South West Bliss Private Limited in accordance with the terms of the Development Agreement. Both the promoter and landowner/licencees agree and undertake that until such time the remaining amount of monetary consideration is paid, M/s South West Bliss Private Limited shall not allot or sell the following plots in the Project:

S. No.	Plot No.	Area in sq mtrs.
1.	21	112.5
2.	22	112.5
3.	23	112.5
4.	42	85.8
5.	56	103.87
6.	57	101.80
7.	58	99.74



8.	59	86.17
	<i>Total</i>	815.88"

2. The promoter and landowner vide letter dated 09.10.2025 had jointly confirmed regarding receipt of complete monetary consideration by Landowner under development agreement dated 22.08.2024 registered as document no. 2691 and development agreement dated 22.08.2024 registered as document no. 2692. The letter has been signed and stamped by authorized signatory of the landowner and promoter. They further confirmed that such payment has been accepted by the landowner and nothing remains due and payable to the landowner on this account. No claim shall be raised by the landowner in this regard. Therefore, they requested to take the above on record.

3. The Authority on 29.10.2025, had directed the promoter to submit a joint undertaking in the form of an affidavit duly signed by both the land owners and promoter that the landowners have received the amount of ₹ 61 crore from the promoter. (Agenda proceedings awaited).

4. Now, vide reply dated 31.10.2025, the promoter has submitted a joint affidavit affirming that the promoter has made complete payment to the landowner and the landowner has received the payment as per development agreements and nothing remains due and payable to the landowner on this account.

5. Vide another letter dated 31.10.2025, the promoter in compliance of condition no. iii has submitted the copy of service estimates which were approved on 03.10.2025 however, complete set of plans has not been submitted.

6. Vide another letter dated 31.10.2025, the promoter has informed that it was agreed between the Parties that no alteration or modification of the Development Agreement would be valid unless the same is signed by the Parties and after obtaining prior approval of DTCP Haryana and H-RERA, Panchkula. The Parties have now mutually agreed to further amend certain payment-related provisions and other terms of the Development Agreements and propose to record the same vide Third Supplemental Agreements. Copies of the draft Third Supplemental Agreements have been enclosed. Therefore, the promoter submitted that the changes, as brought out by the said draft Third Supplemental Agreements are purely commercial in nature and do not affect the rights of the allottees, in any manner whatsoever. In compliance with the terms of the Supplemental Agreements, they have submitted the draft of the said Third Supplemental Agreement, for consideration and approval for execution and registration thereof.



7. As regards the application of the promoter regarding compliance of special condition no. (xi) of RC, the Authority is of the view that since nothing remains due and payable to the landowner therefore the plots which were freezed earlier are hereby de-freezed. As regards the remaining issues are concerned, the Authority directs the office to put up the same in the subsequent meeting of the Authority.

8. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP (away)

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