



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.07.2026.

Item No. 324.37

Compliance of Special Condition mentioned in the Registration Certificate.

Promoter: Shivam Realty Residency LLP.

Project: "NV City" for setting up of an Affordable Residential Plotted Colony (under DDJAY) on land measuring 6.943 acres, situated in the revenue estate of Village Kasar, Sector 3-A, Bahadurgarh, District- Jhajjar.

Reg. No.: HRERA-PKL- JJR-769-2025 dated 06.10.2025 valid upto 26.08.2030.

Temp ID: 1793-2025.

1. The Promoter vide letter dated 25.02.2026, in compliance of Special Condition no. (II) has provided the Approved Service Plan/ estimates vide Memo no. LC-5662/PA (MK)/2026/6187 dated 19.02.2026 in respect of Licence no. 155 of 2025 dated 27.08.2025.

The promoter has also submitted the following:-

- i. Copy of layout plan of the colony.
- ii. Site plan of the colony.

2. The promoter has requested to take on record the Approved Service Plan/ estimates mentioned above. However, the promoter has not yet uploaded the QPR's of the first quarter yet and has not yet complied with the special conditions of the Registration certificate except at Sr.no.1.

3. The matter was listed before the Authority on 22.04.2026 and the promoter was directed to comply with the special conditions imposed in the Registration Certificate.

4. Vide reply dated 12.06.2026, the Promoter respectfully submit that the Quarterly Progress Report (QPR) for the quarter ending 31.03.2026 (Jan to Mar 2026) has already been



1/3

filed online on 15.04.2026 and the copy of QPR's is attached. As regards to compliance with special conditions, all the conditions have been duly complied as under:-

Condition No. II: - Service plan estimates were approved by DTCP on 19/02/2026 vide Memo No. LC-5662/PA(MK)/2026/6187. The same were already submitted vide letter dated 25.02.2026 before the Hon'ble Authority within 2 weeks as required by special condition, which has also been acknowledged in the order dated 22.04.2026 in Item No. 319.48.

Condition No. III:- Present project is an affordable residential plotted colony measuring 6.943 acres, i.e., approximately 2.81 hectares. The threshold prescribed under Item 8(b) of the Schedule to the EIA Notification, 2006 for township/area development projects is 50 hectares and/or 1,50,000 sqm. built-up area. Since the project area is only 2.81 hectares, it is substantially below the prescribed threshold. Accordingly, no such NOC is required to be obtained by the promoter.

Condition No. IV :- All advertisements, notices, agreements to sell, allotment letters, pamphlets and brochures already issued by the promoter have been duly affixed with the QR code issued by the Authority.

Condition No. V: - Promoter had already intimated the Authority regarding the loan from Aditya Birla Finance Limited (ABFL) and ABFL was added as financier in the record of the Authority in Item No. 312.40 dated 04.02.2026. Accordingly, the requirement under Special Condition No. V stands duly complied with and disclosed to the Authority .

Condition no. VI: - Promoter has already submitted the documents showing entry of the licence in the revenue records vide letter dated 16.10.2025. The same was recorded by the Hon'ble Authority in Item No. 304.23 dated 12.11.2025. Accordingly, Special Condition No. VI stands complied with.

Condition No. VII: - Promoter has not yet applied for approval of the building plans in respect of the commercial pocket. The promoter undertakes to submit the duly approved plans before the Hon'ble Authority immediately upon grant of approval by the competent authority and to remain fully compliant with the said condition.

Condition No. VIII: - There is no dispute whatsoever between the partners of the LLP. The promoter undertakes to ensure that no circumstance arises which may adversely affect the interests of the allottees and to continue full compliance with the said condition.

Condition No. IX: - The Promoter hereby undertakes to comply with the said condition at the time of execution of the conveyance deed.

Condition No. X: - Promoter remains fully responsible for the maintenance and upkeep of services of the project up to five years from the date of grant of completion certificate or till the maintenance is taken over by the association of allottees, as mentioned in the Registration Certificate. The promoter accepts this continuing obligation and undertakes to discharge the same in accordance with law and the certificate conditions.



2/3

5. It has been requested to consider the above facts, submissions and take service plan estimates on record.

6. The Authority after consideration decides to take on record the service plans/estimates and uploaded the same on the web portal of the Authority. However, Authority also directs the promoter to submit the soft copy of the same today itself. **Disposed of.**



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

LA SHUPHAM
[Signature]
4/8

[Signature]
3/8/26
STP

[Signature]
02/08

3/3