



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.07.2026.

Item No. 327.36

Request for correction in Registration Certificate and Request to De-Freeze and De-mortgage the plots.

Promoter: Nischay Housing Private Limited.

Project: "LOTUS ENCLAVE" an Affordable Residential Plotted Colony (under DDJAY – 2016) measuring 9.11 acres situated in the revenue estate of Village Partapgarh, Sector - 41, Kurukshetra.

Reg. No.: HRERA-PKL-KRK-738-2025 Dated: 24.07.2025.

Temp ID: 1725-2025.

Present: Sh. Jyoti Sidana on behalf of promoter

- I. Vide letter dated 15.06.2026, the promoter has submitted the following:
 - i. In compliance with Special Condition No. VII of the Registration Certificate, the promoter has submitted that the plots referred to therein have been de-mortgaged by the office of DTCP, Haryana, and de-freed vide letter dated 16.04.2026 issued by DTCP, Haryana.
 - ii. The promoter has further submitted that M/s Nischay Housing Private Limited is the Land Owner as well as the Licensee of the project and is also the registered promoter of the RERA project. It has been stated that the licence was transferred from the previous licensee/land owner and that M/s Nischay Housing Private Limited acquired the entire licensed land through the Change of Developer/Change in Beneficial Interest Policy. In support of the same, the promoter has submitted the revised Schedule of Land along with the orders issued by DTCP, Haryana vide letter dated 29.11.2024.
 - iii. In view of the above, the promoter has requested the Authority to issue appropriate orders for de-mortgaging and de-freezing of the plots mentioned in the Registration



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Certificate and to issue a corrigendum to the Registration Certificate reflecting M/s Nischay Housing Private Limited as the Land Owner/Licensee of the project.

2. Status of Compliances:
 - i. QPR: The promoter has filed QPRs up to 31 March 2026.
 - ii. Special Conditions of the RC: The promoter has not complied with any of the special conditions of the Registration Certificate (RC).
3. Licence No. 101 of 2022, dated 25.07.2022, was granted in favour of Mysore Infrastructure Pvt. Ltd. and others, in collaboration with Bahadurgarh Township Pvt. Ltd. A request was made by Bahadurgarh Township Pvt. Ltd. to DTCP for grant of permission for transfer of licence and change of developer. Vide DTCP Order dated 29.11.2024, permission for change of developer and transfer of licence for the entire area measuring 9.11875 acres was granted.
4. The Licence No. 101 of 2022 was transferred to Nischay Housing Private Limited before the grant of the Registration Certificate.
5. DTCP vide Memo No. 12799 dated 16.04.2026, has de-mortgaged an area measuring 2,734.23 sq. mts. on account of completion of internal development works. - DTCP, vide Memo No. 12801 dated 16.04.2026, has also de-frozen 50% of the saleable area after completion of internal development works in the colony. - Therefore, the Plots, i.e., 64 and 20 de-frozen by DTCP, will have to be released along with corrigendum that the landowner/licensee is now Nischay Housing (P) Ltd.
6. The Authority after consideration decided to defreeze the plots freezed as per special condition VII of the registration certificate and directed the office to issue a corrigendum regarding the same and also directed the promoter to comply with the special conditions of the Registration Certificate.
7. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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