HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.

Project: **"NV City", an Affordable Residential Plotted Colony (under DDJAY-2016)on land measuring 8.287 acres (in addition to Registration No HRERA-PKL-ROH-436-2023 dated 17.04.2023 measuring 18.075 acres) situated in the revenue estate of Village Sunari Khurd, Sector-21 E, Rohtak**

Promoter: **NV Residency LLP, Office at 993, Sector- 6, Bahadurgarh, Jhajjar, Haryana, 124507.**
LLPIN: AAY-5482

The request of the promoter for registration of additional land measuring 8.287 acres was placed before the Authority in its meeting held on 18.12.2024 vide Item No. 273.35 (iv) wherein the Authority decided to grant supplementary registration for this additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are imposed: -

i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.722 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

iii. 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.

iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70%

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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.

v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

vi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

vii. That as per the joint affidavit dated 17.12.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.

viii. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:

Sr. No.	Plot No.	Block	Total Plots	Total Area in Sq. Yards	Landowner
1.	332 ,386 387-388 431,444,400 333 401-402, 429-430	N1 P H N O1	2 2 3 1 4	322.4 257.9 386.5 128.9 405.2	Sh. Rameshwar
2.	341-343 374-376 325-326	N N M	3 3 2	386.9 386.9 358.8	Sh. Ram Niwas and Sh. Mahender
Total			20	2633.7	

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

ix. 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.

x. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licencee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.

xi. Promoter and Landowners shall comply with the provisions of Section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-ROH-436-2023 dated 17.04.2023 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1558-2024

Submission Date :
Applicant Type : Firm
Project Type: NEW

Forwarding letter and index

From

NV RESIDENCY LLP
993, Sector-1, Bahadurgarh

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named NV CITY located at SECTOR-21E, ROHTAK

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: 23-12-2024

For N V Residency LLP

Auth. Signatory

Signature of the Applicant
Mobile No. 8199979912
Email ID NVresidency LLP@gmail.com

FORM REP-I

Part - A

1. Name of the firm		**N V RESIDENCY LLP**
2. Address of the firm for correspondence **(Annex a copy in Folder A)**		**993, SECTOR-6, BAHADURGARH, HARYANA - 124507**
	Phone(Landline)	**8199939912**
	Phone(Mobile)	**8199939912** (Number Shared by Promoter in Public)
	Email ID	**nvresidencyllp@gmail.com**
3. Registration number/Details of the firm **(Annex a copy in Folder A)**		**AAY5482**
4. PAN of the firm **(Annex a copy in Folder A)**		**AATFN1609H**
5. Name and address of the partners:		
Partner 1	Name : **POOJA JINDAL** Residential Address : **993 SECTOR-6 BAHADURGARH HARYANA - 124507** Phone (landline) Phone (Mobile) **9034039911** (Number Shared by Promoter in Public) **Email ID poojajindalca@gmail.com** **PAN No. XXXX988H** **(Annex a copy in Folder A)**	
Partner 2	Name : **RISHABH JINDAL** Residential Address : **993 SECTOR-6 BAHADURGARH HARYANA - 124507**	

For N V Residency LLP

Auth. Signatory

Phone (landline)

Phone (Mobile) 9315539912 (Number Shared by Promoter in Public)

Email ID rishabhjindal2307@gmail.com

PAN No. XXXX161L
(Annex a copy in Folder A)

Partner 3

Name : RIYA JINDAL

Residential Address : 993 SECTOR-6 BAHADURGARH HARYANA - 124507

Phone (landline)

Phone (Mobile) 9517979131 (Number Shared by Promoter in Public)

Email ID riyajindal1302@gmail.com

PAN No. XXXX803A
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : VIJENDER JINDAL

Residential Address : 993 SECTOR-6 BAHADURGARH HARYANA - 124507

Phone (landline) 9315439912

Phone (Mobile) 9315439912 (Number Shared by Promoter in Public)

Email ID vijenderca@gmail.com

PAN No. XXXX065N
(Annex a copy in Folder A)

For N V Residency LLP

Auth. Signatory

I hereby declare that the above information and particulars ase based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Auth. Signatory

Signature of the Applicant/ Authorised representative

Stamp _____

Date 23/12/2024

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project		**NV CITY**
2. Address of the site of the project **(Annex a copy in Folder A)**		**SECTOR- 21E**
	Tehsil	**ROHTAK**
	District	**ROHTAK**
3. Contact details of the site office of the project:		
	Phone(Landline)	**9315439912**
	Phone(Mobile)	**9315439912** (Number Shared by Promoter in Public)
	Email	**NVRESIDENCYLLP@GMAIL.COM**
4. Contact person at the site office:		
	Name	**MAYANK JINDAL**
	Phone(Landline)	**9588774034**
	Phone(Mobile)	**9588774034** (Number Shared by Promoter in Public)
	Email	**mayankjinddal1709@gmail.com**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant / Authorised Representative

Stamp Auth. Signatory

Date 27/12/2024

FORM REP-I

Part - A

Fee Details

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

---

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	1	19-11-2024	167700	STATE BANK OF INDIA	HRERA Panchkula
2	22829	16-03-2023	380000	AXIS BANK SECTOR 20 PANCHKULA	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant
Mobile no. 8199929912
Email ID NVRESIDENCYLLP@gmail.com

FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project		26.3625 (Acre)
2. Permissible FAR		1
3. FAR proposed to be utilized in the project		1
4. Total licensed area, if the land area of the present project is a part thereof		26.3625 (Acre)
5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B)		LICENSE NO. 54 of 2023 DATED 16.03.2023 AND LICENSE NO. 149 of 2024 DATED 18.11.2024
6. Is the applicant owner-licensee of the land for which the registration is being sought		No
Licensee 1:	Name RAM NIWAS AND MAHENDER S/O JAI DIYAL	Address SUNARI KHURD, SUANRI KALAN, ROHTAK, HARYANA 124001
Licensee 2:	Name RAMESHWAR S/O JAI DIYAL	Address SUNARI KHURD, SUANRI KALAN, ROHTAK, HARYANA 124001
Licensee 3:	Name POOJA JINDAL	Address 993, SECTOR 6, BAHADURGARH, HARYANA
Licensee 4:	Name N V RESIDENCY LLP	Address 993, SECTOR 6,

For N V Residency LLP

Auth. Signatory

For N V Residency LLP

Auth. Sig

BAHADURGARH,
HARYANA

7. If the answer to the above is 'No'

i.In what legal capacity the applicant is applying for registration **(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)**	**Annexure-B- APPLICANT IS OWNER OF 21.43125 ACRES OF LAND FOR WHICH SALE DEED IS ATTACHED AND FOR BALANCE 4.93125 ACRES OF LAND COLLABORATION AGREEMENT AND GPA HAVE BEEN ATTACHED.**
ii.If the applicant is applying by virtue of Collaboration agreement or Power ofAttorney:	
○ Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**	**YES. COLLABORATION AGREEMENT AND GPA ATTACHED.**
iii.Are agreements and Power of Attorney registered with the Registrar	**Yes**
iv.Provide a summary of various collaboration Agreements highlighting important clauses of the agreements.**(Annex in folder B)**	**COLLABORATION AGREEMENT AND GPA ATTACHED**
v.Has ownership of the land changed after grant of license **(Annex details in folder B)**	**No**
vi.Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**	**Yes**
vi.Will applicant himself be marketing the project **(Provide details in folder B)**	**Yes**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Auth. Signatory

Signature of the Applicant / Authorised Representative
Stamp _____
Date 23/12/2024

FORM REP-I

Part - C

Project Details:

1. Estimated cost of the project: **(Annex a copy of the project in Folder C)**	**8353 Lakhs**
i. Cost of the land (if included in the estimated cost)	**4253 Lakhs**
ii. Estimated cost of construction of apartments	**0 Lakhs**
iii. Estimated cost of infrastructure and other structures	**2508 Lakhs**
iv. Other Costs including EDC, Taxes, Levies etc.	**1600 Lakhs**

2. The total land of the project measuring **26.3625 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	13.612
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	8.1315
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.873
6	GREEN BELTS	0

For N V Residency LLP

7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.11
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	2.636
12	ANY OTHER	0
	Total	**26.3625**

For N V Residency LLP

Auth. Signatory

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	SELF CONSTRUCTED	No
WATER SUPPLY	NAGAR NIGAM/ HUDA/ WTP	No
ELECTRICITY	UHBVN	No
SEWAGE DISPOSAL	PWD/HUDA/STP	No
STORM WATER DRAINAGE	TO BE USED FOR GARDENING ETC	No

For N V Residency LLP

Auth. Signatory

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	680	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	280	YET TO BE PREPARED
3	STORM WATER DRAINAGE	180	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	460	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	540	YET TO BE PREPARED
6	STREET LIGHTING	130	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	50	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	160	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	20	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED

For N V Residency LLP

Auth. Signatory

14	ANY OTHER	0	YET TO BE PREPARED

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. **18-11-2024 (date)**

6. Date of approval of Building Plans **NA (date)**

For N V Residency LLP

Auth. Signatory

7. New projects:

i) Likely date of starting the construction work 01-04-2023

ii) Likely date of completing the project 31-03-2026

iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
129.685	6
100.584	29
97.688	1
123.543	13
150	10
107.84	40
112.39	4
103.675	26
107.744	25
99.446	1
117.25	23
129.98	1
120.935	5
115.52	5
112	105
124.16	1
139.506	1
138.32	5
101.706	5
147.615	1
147.030	7
104.748	28
105.053	2
105.122	2

For N V Residency LLP

Auth. Signatory

104.817	14
131.95	80
128.31	1
139.597	1
141.288	1
142.955	1
128.572	1
129.891	1
131.207	1

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For N V Residency LLP

Auth. Signatory

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Apartments	0			
Shops	0			
Plots	0			

For N V Residency LLP

Auth. Signatory

(d) Infrastructure

Expenditure incurred till the date of application (in Lakhs)

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

For N V Residency LLP

Auth. Signatory

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		60	60	60
Water Supply System		40	40	40
Sewerage treatment & garbage disposal		40	40	80
Electricity Supply System		10	50	50
Storm Water Drainage		10	20	20
Parks and Playgrounds		0	0	10
Clubhouse/community centres		0	0	0
Shopping area		0	0	0
Other		0	0	10

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	60	60	60	60
Water Supply System	40	40	40	0
Sewerage treatment & garbage disposal	80	80	80	80
Electricity Supply System	50	50	50	40
Storm Water Drainage	20	20	20	10
Parks and Playgrounds	10	10	10	10
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	10	10	10	20

For N V Residency LLP

Auth. Signatory

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	70	50	45	50
Water Supply System	0	10	10	10
Sewerage treatment & garbage disposal	40	0	0	20
Electricity Supply System	20	25	35	40
Storm Water Drainage	40	10	10	0
Parks and Playgrounds	10	20	25	30
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	45	25	25	35

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	45	0	0	0
Water Supply System	10	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	40	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	25	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	10	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0

For N V Residency LLP

Auth. Signatory

Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0		0	
Water Supply System	0		0	
Sewerage treatment & garbage disposal	0		0	
Electricity Supply System	0		0	
Storm Water Drainage	0		0	
Parks and Playgrounds	0		0	
Clubhouse/community centres	0		0	
Shopping area	0		0	
Other	0		0	

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

For N V Residency LLP

Auth. Signatory

Signature of the Applicant / Authorised Representative
Stamp _____
Date 23/12/2024

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years	Yes
2. In case of on-going projects,cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.	No
3. Bank account to which the deposits received from apartment buyers will be credited	
Bank and Branch address	STATE BANK OF INDIA
Bank Account number	41864975707
IFSC code	SBIN0050268
MICR code	110002851
Branch code	50268
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)	POOJA JINDAL HOUSE NO 993, SECTOR-4 BAHADURGARH HARYANA
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)	CERTIFICATE ATTACHED

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant / Authorised Representative

Auth. Signatory

Stamp _____

Date 23/12/2024

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	**Yes**
ii. Demarcation Plan	**Yes**
iii. Zoning Plan	**Yes**
iv. Building Plan	**No**
Site Plan	**No**
Floor Plan	**No**
Apartment Plans	**No**
Elevation Section	**No**
Detail of Permissible FAR	**No**
Detail of covered area achieved FAR	**No**

For N V Residency LLP

Auth. Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	**No**
II. ELECTRICITY SUPPLY PLAN	**No**
III. WATER SUPPLY PLAN	**No**
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	**No**
V. STROM WATER DRAINAGE	**No**
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	**No**
VII. STREET LIGHTING PLAN	**No**
VIII. PARKING PLAN	**No**

For N V Residency LLP

Auth. Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO. 149 OF 2024	ALREADY BEEN OBTAINED	18-11-2024
II. LAYOUT PLAN	ALREADY BEEN OBTAINED	18-11-2024
III. LICENSE NO. 54 OF 2023	ALREADY BEEN OBTAINED	16-03-2023
IV. DEMARCATION CUM ZONING	ALREADY BEEN OBTAINED	10-12-2024

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For N V Residency LLP

Signature _____

Seal _____

Date 27/12/2024

Authorised Signatory

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **(Annex a copy in Folder F)**	**Yes**
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules) **(Annex a copy in Folder F)**	**Yes**
3. Gist of the important provisions of the Draft Agreement **(Annex a copy in Folder F)**	**BBA Attached**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant / Authorised Representative

Auth. Signatory

Stamp _____

Date 23/12/2024

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant / Authorised Representative
Stamp _____
Date 23/12/2024

Auth. Signatory

FORM REP-I

Part - H

For N V Residency LLP

Auth. Signatory

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOOR(S)	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For N V Residency LLP

Auth. Signatory

SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	2 . MASTER BEDROOM/DRESSROOM	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	3 . MASTER TOILET	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	4 . BED ROOMS	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	5 . TOILET	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA

For N V Residency LLP

Auth. Signatory

5 . 6	FIXTURES	NA
	6 . KITCHEN	
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	8 . SIT-OUTS	
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Auth. Signatory

Signature of the Applicant / Authorised Representative
Stamp _____
Date 23/12/2024

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	14-11-2024	View Document
2	ZONING PLAN	14-11-2024	View Document
3	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	14-11-2024	View Document
4	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	14-11-2024	View Document
5	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	14-11-2024	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	14-11-2024	View Document
7	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	14-11-2024	View Document
8	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	14-11-2024	View Document
9	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	14-11-2024	View Document
10	DEMARCATION PLAN	14-11-2024	View Document
11	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	14-11-2024	View Document
12	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	14-11-2024	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For N V Residency LLP

Signature of the Applicant / Authorised Representative

Stamp _____

Date 23/12/2024

Auth. Signatory

Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 23/12/2024

Certificate No. R0W2024L732

GRN No. 125579973

Stamp Duty Paid ₹ 101

Penalty : ₹ 0

Deponent

Name. Nv Residency Llp

H.No/Floor : 993 Sector/Ward : 6 Landmark : Bahadurgarh

City/Village . Bahadurgarh District : Jhajjar State : Haryana

Phone : 98******31

Purpose : HRERA REP II TO BE SUBMITTED AT PANCHKULA to be submitted at Xx

FORM 'REP-II'
[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijender Jindal, duly authorised by the promoter of the proposed project of the proposed project NV City, vide its authorisation dated 19.11.2024;

I, Vijender Jindal (duly authorised by the promoter of the proposed project, NV City) do hereby solemnly declare, undertake and state as under:

1. That NV Residency LLP, Rameshwar, Mahender and Ram Nivas have a legal title to the land on which the development of the proposed project is to be carried out

   and

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

   Explanation:- where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is till 31st March 2027.

For N V Residency LLP

Auth. Signatory

NOTARY GOVT. OF INDIA Regn. No. 4179 Rameshwar Kumar Bahadurgarh (Jhajjar) Exp. 18-05-32

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7 That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For N V Residency LLP

Auth. Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bahadurgarh on this 23rd day of December 2024.

For N V Residency LLP

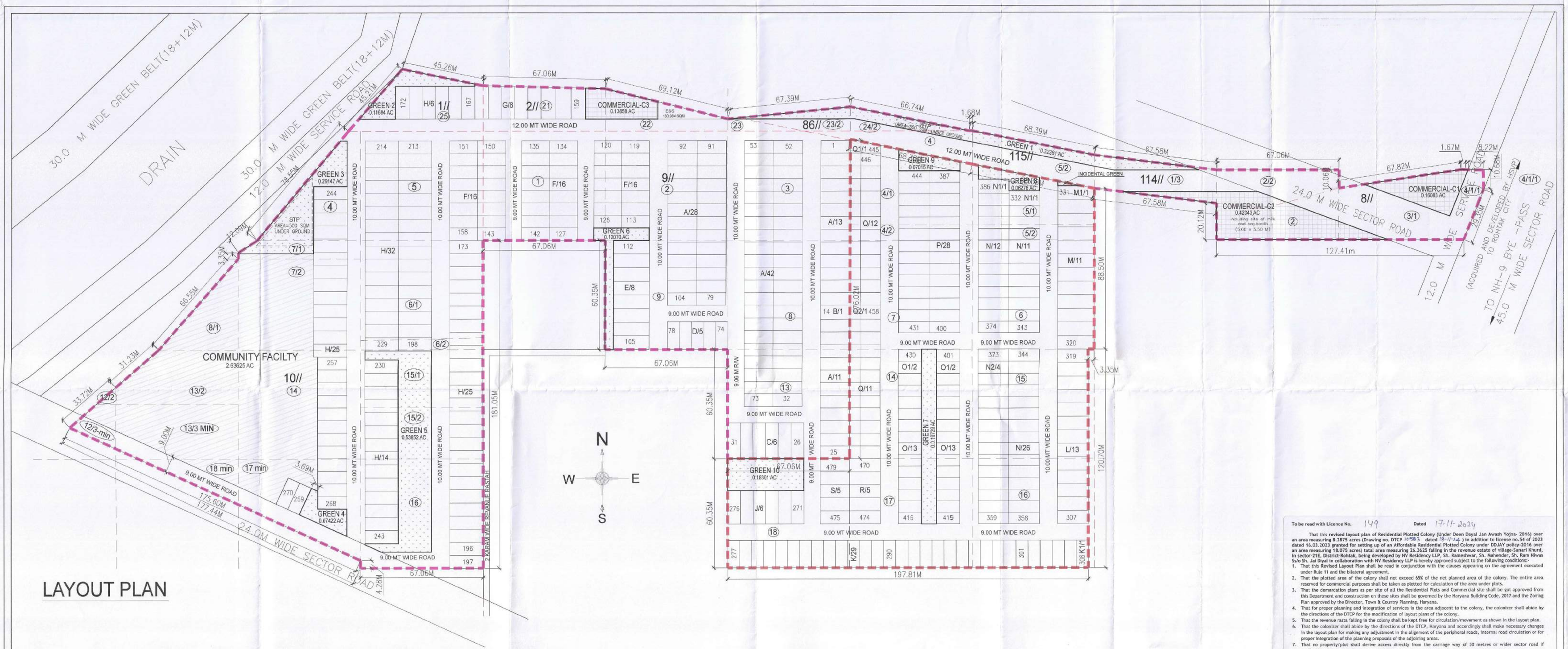
Auth. Signatory

Deponent

NOTARY GOVT OF INDIA

ATTESTED 23.12.2024

Rameshwar Kumar
M.A.L.L.B (Advocate)
NOTARY PUBLIC
Bahadurgarh (Jhajjar)



LAYOUT PLAN

DETAIL OF PLOTS IN ADDITIONAL AREA 8.2875 ACRE)							
S.NO	TYPE	TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	Area in Sqmt
1	J	271-276	7.010	18.500	129.685	6	778.110
2	K	277-305	6.600	15.240	100.584	29	2916.936
3	K1	306	6.410	15.240	97.688	1	97.688
4	L	307-319	7.420	16.650	123.543	13	1606.059
5	M	320-330	7.500	20.000	150.000	11	1650.000
6	M1	331	AS PER PLAN		150.000	1	150.000
7	N1	332, 386	8.000	16.850	134.800	2	269.600
8	N	333-343, 374-385, 346-371	6.400	16.850	107.840	49	5284.160
9	N2	344-345, 372-373	6.670	16.850	112.390	4	449.558
10	O	403-428	6.400	12.700	81.280	26	2113.280
11	O1	401-402, 429-430	6.670	12.700	84.709	4	338.836
12	P	387-400, 431-444	6.400	16.835	107.744	28	3016.832
13	Q1	445	AS PER PLAN		99.446	1	99.446
14	Q	446-457, 458-469	7.000	16.750	117.250	23	2696.750
15	Q2	458	7.760	16.750	129.980	1	129.980
16	R	470-474	7.220	16.750	120.935	5	604.675
17	S	475-479	7.220	16.000	115.520	5	577.600
		TOTAL (B)				209	22779.510
		TOTAL PLOTS IN THE COLONY (A+B)				479	
DENSITY							
TOTAL POPULATION			479	X		18	8622.00
DENSITY PERMISSIBLE				240 TO 400		PPA	
ACHIEVED DENSITY				327		PPA	

DETAIL OF PLOTS IN OLD LICENSE AREA (54 OF 2023) (18.07500 ACRE)						
TYPE	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
A	1-13	7.000	16.000	112.000	13	1456.000
B	14	7.760	16.000	124.160	1	124.160
A	15-25	7.000	16.000	112.000	11	1232.000
C	26	7.060	19.760	139.506	1	139.506
	27-31	7.000	19.760	138.320	5	691.600
A	32-73	7.000	16.000	112.000	42	4704.000
D	74-78	6.600	15.410	101.706	5	508.530
A	79-104	7.000	16.000	112.000	26	2912.000
E	105	7.570	19.500	147.615	1	147.615
	106-112	7.540	19.500	147.030	7	1029.210
F	113-126	6.880	15.225	104.748	14	1466.472
	127	6.900	15.225	105.053	1	105.053
	128-141	6.880	15.225	104.748	14	1466.472
	142	6.900	15.225	105.053	1	105.053
	143	6.900	15.235	105.122	1	105.122
	144 - 157	6.880	15.235	104.817	14	1467.435
	158	6.900	15.235	105.122	1	105.122
G	159	1/2(17.023+17.234)X8.150			1	139.597
	160	1/2(17.234+17.438)X8.150			1	141.288
	161	1/2(17.438+17.643)X8.150			1	142.955
	162	1/2(17.643+17.825)X7.250			1	128.572
	163	1/2(17.825+18.007)X7.250			1	129.891
	164	1/2(18.007+18.188)X7.250			1	131.207
	165	1/2(18.188+18.370)X7.250			1	132.523
	166	1/2(18.370+18.440)X2.78 +			1	135.671
	167-196,	7.250	18.200	131.950	30	3958.500
H	197	7.050	18.200	128.310	1	128.310
	198-257	7.250	18.200	131.950	60	7917.000
A	258-270	7.000	16.000	112.000	13	1456.000
	TOTAL (A)				270	32306.862

GREEN AREA DETAIL IN SQM			
S.N0	GREEN NO	AREA IN SQM	AREA IN ACRE
1	GREEN-1	1306.362	0.32281
2	GREEN-2	472.836	0.11684
3	GREEN-3	1179.540	0.29147
4	GREEN-4	300.340	0.07422
5	GREEN-5	2179.317	0.53852
6	GREEN-6	488.453	0.12070
7	GREEN-7	798.386	0.19729
8	GREEN-8	253.984	0.06276
9	GREEN-9	283.880	0.07015
10	GREEN-10	740.600	0.18301
TOTAL		8003.698	1.97776

COMMERCIAL AREA CALCULATION		
CODE	AREA (SQ.M)	AREA (ACRE)
C1	650.831	0.16082
C2	1713.578	0.42343
C3	560.813	0.13858
TOTAL COMMERCIAL AREA	2925.222	0.72284

AREA STATEMENT						
OLD LICENSED AREA (LICENSE NO. 54 OF 2023) - (A)	18.07500	ACRES		=	73,146.868	
ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE- (B)	8.28750	ACRES		=	33,538.294	
TOTAL AREA OF THE COLONY (A+B)	26.36250	ACRES		=	1,06,685.162	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	2.636	10668.508	10.0	10668.557	2.63626	10.000%
GREEN AREA UNDER PARKS 7.5%	1.977	8001.381	7.5	8003.698	1.97776	7.502%
AREA UNDER COMMERCIAL 4%	1.055	4267.403	4.0	2925.222	0.72284	2.74%
AREA UNDER PLOTS	16.081	65077.901	61.00	55086.372	13.61215	51.635%
TOTAL SALABLE AREA	17.136	69345.304	65.00	58011.594	14.33499	54.376%

LEGEND :-

- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- BOUNDARY SHOWN OF ALREADY LICENSED AREA - 18.07500 ACRE
- BOUNDARY SHOWN OF ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE - 8.2875 ACRE

To be read with Licence No. 149 Dated 17-11-2024

That this **revised layout plan of Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) over an area measuring 8.2875 acres (Drawing no. DTCP 16758-S dated 18-11-24.) in addition to license no.54 of 2023 dated 16.03.2023 granted for setting up of an Affordable Residential Plotted Colony under DDJAY policy-2016 over an area measuring 18.075 acres) total area measuring 26.3625 falling in the revenue estate of village-Sunari Khurd, in sector-21E, District-Rohtak, being developed by NV Residency LLP, Sh. Rameshwar, Sh. Mahender, Sh. Ram Niwas S/o Sh. Jai Dyal in collaboration with NV Residency LLP is** hereby approved subject to the following conditions:-

1. That this **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) DTP (HQ) | (VIJENDER SINGH) STP (E & V) | (JITENDER SHAG) CTP (HR) | AMIT KHATRI, IAS DTCP (HR)

(GURPREET KHEPAR) AD (HQ) | (SHIVANI ROHILLA) ATP (HQ)

PROJECT:
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN AREA MEASURING 8.2875 ACRES IN ADDITION TO ALREADY LICENSED AND BEARING LICENSE NO 54 OF 2023 FOR AN AREA MEASURING 18.07500 ACRE; TOTALING OF THE AREA 26.3625 ACRE IN SECTOR - 21E, ROHTAK, HARYANA , BEING DEVELOPED BY NV RESIDENCY LLP.

SCALE:- 1:1000	DATE:- 01-03-2024
OWNER/AUTH. SIGN.	ARCHITECT'S SIGN.

For NV Residency LLP

Gaurav Gupta ARCHITECT CHANDIGARH