



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-SNP-630-2024 dated 23.10.2024
valid upto 30.06.2029

Project: "NV City", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.018 acres (in addition to Registration No HRERA-PKL-SNP-630-2024 dated 23.10.2024 measuring 8.125 acres) situated in Sector 10A, Kharkhauda, Distt. Sonipat.

Promoter: SNPC Global Residency LLP, House No. - 383, HL City, Sector-37, Bahadurgarh, Jhajjar, Haryana, 124507.
LLPIN: ACE-3853

The request of the promoter for registration of additional area measuring 7.018 acres was placed before the Authority in its meeting held on 18.12.2024 vide Item No. 273.03 (vii) wherein the Authority decided to grant supplementary registration for the additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- 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 0.535 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

v. The promoter shall intimate to the Authority prior to 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.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-SNP-630-2024 dated 23.10.2024 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman

HRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1589-2024

Submission Date :

Applicant Type : Firm

Project Type: NEW

Forwarding letter and Index

From

SNPC GLOBAL RESIDENCY LLP
SECTOR-10A, KHARKHAUDA

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....NVCITY.....
located atSECTOR-10A, Kharkhauda.....

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	
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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: _____

Signature of the Applicant

Mobile No. _____

Email ID _____

FORM REP-I

Part - A

1. Name of the firm **SNPC GLOBAL RESIDENCY LLP**

2. Address of the firm for correspondence **PLOT NO 383 HL CITY SECTOR 37 BAHADURGARH HARYANA 124507**
(Annex a copy in Folder A)

Phone(Landline)

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

Email ID **SNPCGLOBALRESIDENCYLLP@GMAIL.COM**

3. Registration number/Details of the firm **ACE3853**
(Annex a copy in Folder A)

4. PAN of the firm **AFDFS2794C**
(Annex a copy in Folder A)

5. Name and address of the partners:

Partner 1



Name : **VILAS CHHIKARA**

Residential Address : **308 VILLAGE LADRAWAN BAHADURGARH HARYANA 124507**

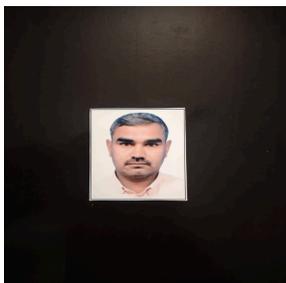
Phone (landline)

Phone (Mobile) **8826423668** (Number Shared by Promoter in Public)

Email ID **VILAS077@GMAIL.COM**

PAN No. **XXXX875B**
(Annex a copy in Folder A)

Partner 2



Name : **SATISH KUMAR**

Residential Address : **308 VILLAGE LADRAWAN BAHADURGARH HARYANA 124507**

Phone (landline)

Phone (Mobile) **9540481000** (Number Shared by Promoter in Public)

Email ID **VILAS077@GMAIL.COM**

PAN No. **XXXX873K**
(Annex a copy in Folder A)

Partner 3



Name : **RIYA JINDAL**

Residential Address : **h.no. 993 sector6 BAHADURGARH HARYANA 124507**

Phone (landline)

Phone (Mobile) **9817079131** (Number Shared by Promoter in Public)

Email ID **riyajindal1302@gmail.com**

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

Partner 4



Name : **RISHABH JINDAL**

Residential Address : **h.no. 993 sector6 BAHADURGARH HARYANA 124507**

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 5



Name : **POOJA JINDAL**

Residential Address : **h.no. 993 sector6 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)

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

Name : **VIJENDER JINDAL**

Residential Address : **h.no. 993 sector6 BAHADURGARH
HARYANA 124507**



Phone (landline)

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

Email ID **vijenderca@gmail.com**

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

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.

**Signature of the Applicant/ Authorised
representative**

Stamp _____

Date _____

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 **VILLAGE BARONA AND KHARKHAUDA-II SECTOR 10A**
(Annex a copy in Folder A)

Tehsil **KHARKHODA**

District **SONIPAT**

3. Contact details of the site office of the project:

Phone(Landline)

Phone(Mobile) **8199939912** (Number Shared by Promoter in Public)

Email **SNPCGLOBALRESIDENCYLLP@GMAIL.COM**

4. Contact person at the site office:

Name **VILAS CHHIKARA**

Phone(Landline)

Phone(Mobile) **8826423668** (Number Shared by Promoter in Public)

Email **VILAS077@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.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

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	241130209378896	29-11-2024	150955	AU SMALL FINANCE BANK	HRERA Panchkula
2	0	24-11-2024	6698	SBI	HRERA Panchkula
3	0	26-08-2024	158041	SBI	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.

Signature of the Applicant

Mobile no. _____

Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. Land area of the project | 15.14435 (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 | 15.14435 (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) | 94 OF 2024 AND 150 OF 2024 |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | No |

Licensee 1:

Name **SNPC GLOBAL RESIDENCY LLP**

Address **383 HL CITY SECTOR 37 BAHADURGARH HARYANA 124507**

Licensee 2:

Name **SNPC MACHINES PRIVATE LIMITED**

Address **KHARKHAUDA**

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- ANNEXURE N- REGISTERED COLLABORATION AGREEMENT AND GPA EXECUTED

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- o Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

TWO DIFFERENT COLLABORATION AGREEMENTS AND GPA WAS MADE 19.12.23 FOR BARONA AND KHARKHAUDA VILLAGE

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 NUMBER 3441 DATED 19.12.23 FOR BARONA LAND IN WHICH 2846 SQ YARDS IS TO BE ALLOTTED TO SNPC MACHINE PRIVATE LIMITED AND COLLABORATION AGREEMENT NUMBER 307 DATED 19.12.23 FOR KHARKHAUDA LAND IN WHICH 5120 SQ YARDS IS TO BE ALLOTTED TO SNPC MACHINE PRIVATE LIMITED.

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.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	5221.02 Lakhs
i. Cost of the land (if included in the estimated cost)	1913.02 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1908 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	1400 Lakhs

2. The total land of the project measuring **15.14435 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	8.15092
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.79178
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.15082
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0

9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.51488
12	ANY OTHER	0
13	COMMERCIAL	0.53595
	Total	15.14435

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	SNPC GLOBAL RESIDENCY LLP	No
WATER SUPPLY	HDRA	No
ELECTRICITY	UHBVN	No
SEWAGE DISPOSAL	SNPC GLOBAL RESIDENCY LLP	No
STORM WATER DRAINAGE	SNPC GLOBAL RESIDENCY LLP	No

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	489	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	224	YET TO BE PREPARED
3	STORM WATER DRAINAGE	100	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	386	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	170	YET TO BE PREPARED
6	STREET LIGHTING	65	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	40	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	200	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	100	YET TO BE PREPARED
10	SHOPPING AREA	25	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	10	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	99	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. **19-11-2024** (date)
6. Date of approval of Building Plans **NA** (date)

7. New projects:

- i) Likely date of starting the construction work **01-10-2024**
- ii) Likely date of completing the project **30-06-2029**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
150	1
115.5	51
100.75	54
101.28	10
80.598	1
129.679	11
110.633	35
103.324	13
137.519	12
113.75	3
123.66	15
128.37	1
150	1
102.049	40
104.445	17
110.963	14
111.705	20

- 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

(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	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
--------------------	--------------------

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				15
Water Supply System				2
Sewerage treatment & garbage disposal				5
Electricity Supply System				5
Storm Water Drainage				0
Parks and Playgrounds				0
Clubhouse/community centres				0
Shopping area				0
Other				0

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	20	20	20	20
Water Supply System	15	10	20	10
Sewerage treatment & garbage disposal	20	20	20	25
Electricity Supply System	10	10	25	25
Storm Water Drainage	10	10	0	30
Parks and Playgrounds	10	10	5	15
Clubhouse/community centres	10	10	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	30	35	35	35

Water Supply System	15	20	15	10
Sewerage treatment & garbage disposal	15	15	10	5
Electricity Supply System	30	30	30	30
Storm Water Drainage	10	10	10	10
Parks and Playgrounds	15	10	15	10
Clubhouse/community centres	10	10	10	10
Shopping area	0	0	0	0
Other	0	8	8	8
SECURITY AND FIRE FIGHTING			10	
STREET LIGHT			20	

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	35	30	30	30
Water Supply System	8	7	10	10
Sewerage treatment & garbage disposal	5	5	5	5
Electricity Supply System	30	25	30	30
Storm Water Drainage	0	10	0	0
Parks and Playgrounds	10	15	15	15
Clubhouse/community centres	5	5	5	5
Shopping area	5	0	0	0
Other	8	8	8	8
street lighting		20		

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	35	30	25	28
Water Supply System	15	15	15	15
Sewerage treatment & garbage disposal	5	5	5	0
Electricity Supply System	30	20	16	7
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	10	10	10	10

Clubhouse/community centres	5	5	0	5
Shopping area	5	0	5	5
Other	13	13	16	15
STREET LIGHTING	5	10		5

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	10	6		
Water Supply System	11	1		
Sewerage treatment & garbage disposal	0	0		
Electricity Supply System	2	1		
Storm Water Drainage	5	0		
Parks and Playgrounds	10	5		
Clubhouse/community centres	5	0		
Shopping area	0	0		
Other	16	10		
STREET LIGHTING	5			

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

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I**Part - D****Accounts related information:**

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 1. Annex copy of the balance sheet of last 3 years | No |
| 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 | AU SMALL FINANCE BANK,
BAHADURGARH |
| Bank Account number | 2402254561191379 |
| IFSC code | AUBL0002545 |
| MICR code | 124765052 |
| Branch code | 002545 |
| 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, 993, SECTOR
6, BAHARGARH, HARYANA
124507 |
| 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) | 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.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

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

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

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSE NO- 150 OF 2024	ALREADY BEEN OBTAINED	17-11-2024
II. LAYOUT PLAN	ALREADY BEEN OBTAINED	19-11-2024
III. LICENSE NO.- 94 OF 2024	ALREADY BEEN OBTAINED	25-07-2024

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.

Signature _____
Seal _____
Date _____

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. **Yes**
(Annex a copy in Folder F)

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) **Yes**
(Annex a copy in Folder F)

3. Gist of the important provisions of the Draft Agreement **BBA ATTACHED**
(Annex a copy in Folder F)

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.

**Signature of the Applicant
/ Authorised
Representative
Stamp _____
Date _____**

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.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I**Part - H**

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	DOORS	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

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
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.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	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	18-12-2024	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	18-12-2024	View Document
3	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	18-12-2024	View Document
4	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	18-12-2024	View Document
5	ZONING PLAN	18-12-2024	View Document
6	DEMARICATION PLAN	18-12-2024	View Document
7	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	18-12-2024	View Document
8	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	18-12-2024	View Document
9	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	18-12-2024	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.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

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Affidavit		 Indian-Non Judicial Stamp Haryana Government 	Date : 19/11/2024
Certificate No.	JCS2024K895		Stamp Duty Paid : ₹ 101
GRN No.	124040780		(Rs. Only) Penalty : ₹ 0
Deponent			
Name :	Snpc global residency llp		
H.No/Floor :	383	Sector/Ward :	37
City/Village :	Bahadurgarh	District :	Jhajjar
Phone :	89*****08	Landmark :	HI city
		State :	Haryana
			
Purpose : HRERA to be submitted at Bahadurgarh			

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijender Jindal, duly authorized by the promoter of the proposed project, vide its authorization dated 19.11.2024

I, Vijender Jindal [duly authorized by the promoter of the proposed project] do hereby solemnly declare, undertake and state as under:

1. That SNPC GLOBAL RESIDENCY LLP have a legal title to the land on which the development of the project is proposed

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

That the said land is free from all encumbrances

That the time period within which the project shall be completed by promoter is 30.6.2028


Mr. Vijender Jindal


Authorized Signatory



4. That seventy per cent of the amounts realised by the 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 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 have 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.

SNPC GLOBAL RESIDENCY

[Signature]
Deponent
Auth. Signatory

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 19th day of November 2024.

SNPC GLOBAL RESIDENCY

[Signature]
Deponent
Auth. Signatory



SNPC GLOBAL RESIDENCY

[Signature]
Auth. Signatory

ATTESTED

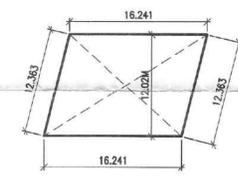
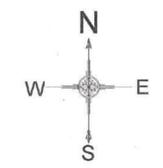
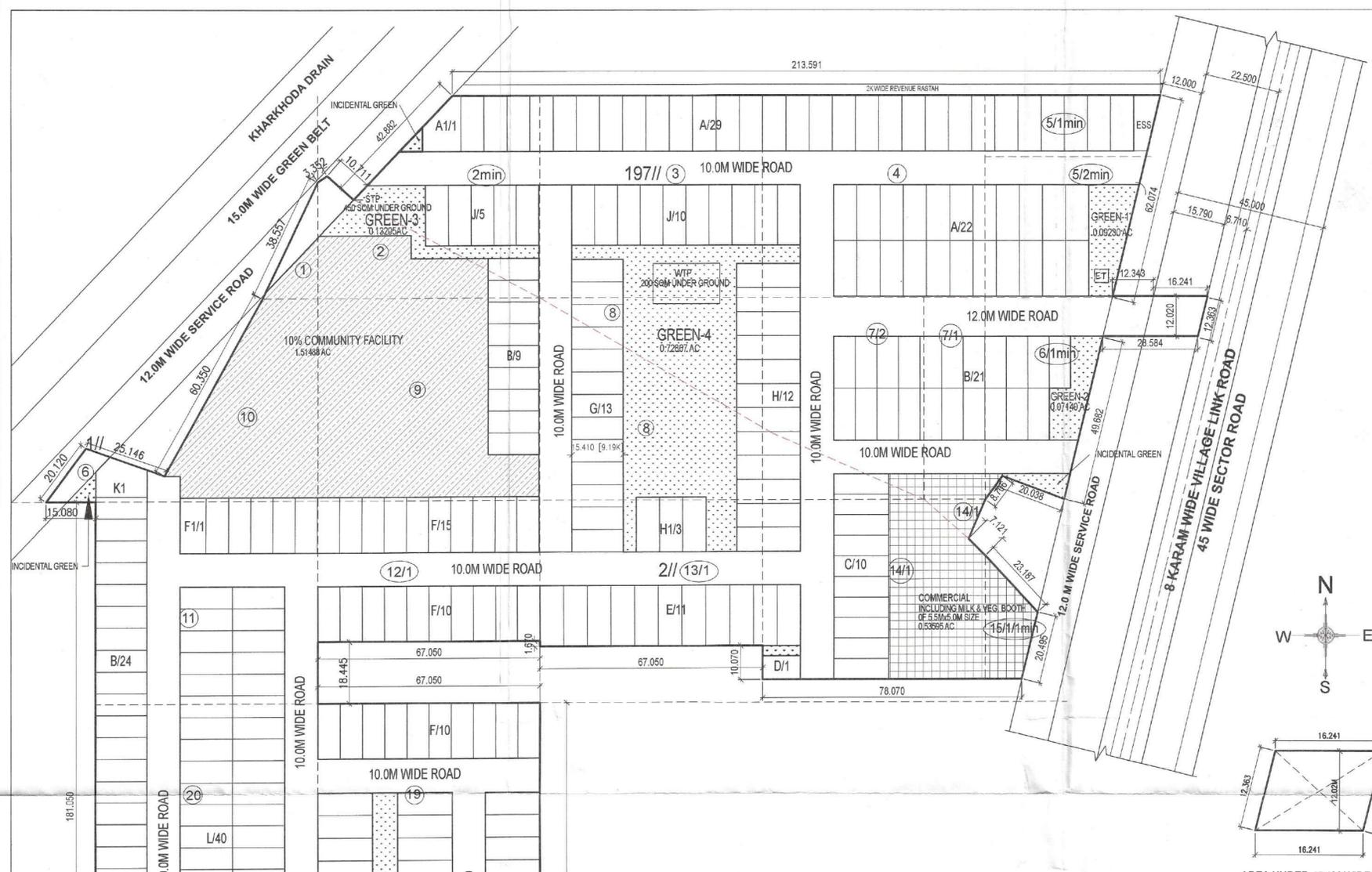
[Signature]
Rameshwar Kumar
M.A. (Hons.)
NOTARY PUBLIC
Bahadurgarh (Jhajjar)

To be read with Licence No. 150. Dated 17/11/2024.

This revised layout plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) over an area measuring 7.01875 acres (Drawing no. DTCP 10524 dated 17/11/2024) in addition to license granted area measuring 8.1256 acres (License no. 94 of 2024 dated 25.07.2024) thereby total area measuring 15.14435 acres in the revenue estate of Village-Barona, sector-10A, Sonapat being developed by SNPC Global 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 licenced 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 HSPV 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 coloniser/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)
 (SHIVAM ROHILLA) ATP (HQ)



AREA UNDER 45.0M WIDE ROAD
 = 16.241 X 12.02 M = 195.217 SQM

PLOT AREA CALCULATION						
S.NO	CATEGORY	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A1	AS/PLAN		150.000	1	150.000
2	A	7.000	16.500	115.500	51	5890.500
3	B	6.500	15.500	100.750	54	5440.500
4	C	6.135	16.500	101.228	10	1012.280
5	D	7.070	11.400	80.598	1	80.598
6	E	7.135	18.175	129.679	11	1426.469
7	F	6.705	16.500	110.633	35	3872.138
8	G	6.705	15.410	103.324	13	1343.213
9	H	7.155	19.220	137.519	12	1650.229
10	H1	7.000	16.250	113.750	3	341.250
11	J	6.870	18.000	123.660	15	1854.900
12	F1	7.780	16.500	128.370	1	128.370
13	K1	AS/PLAN		150.000	1	150.000
14	L	6.467	15.780	102.049	40	4081.970
15	M	6.330	16.500	104.445	17	1775.565
16	N	6.725	16.500	110.963	14	1553.475
17	O	6.770	16.500	111.705	20	2234.100
TOTAL AREA					299	32985.557
OR IN ACRE						8.15092

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		15.14435	61286.913
1A	AREA UNDER 45.0M WIDE ROAD		0.04824	195.217
1B	BALANCE SITE AREA		15.09611	61091.693
1C	50% BENEFIT OF AREA FALLING UNDER 45M WIDE ROAD		0.02412	97.609
1D	NET SITE AREA FOR PLANNING=BALANCE SITE AREA+50% OF AREA UNDER 45.0M WIDE ROAD		15.12023	61189.305
2	MAX. PERMISSIBLE AREA UNDER PLOTTING (ON NET SITE AREA)	61%	9.22334	37325.476
3	PROPOSED AREA UNDER PLOTTING (ON NET SITE AREA)	53.91%	8.15092	32985.557
4	REQUIRED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51444	6128.691
5	PROVIDED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51488	6130.500
6	REQUIRED MIN. GREEN AREA.(OF TOTAL SITE AREA)	7.5%	1.13583	4596.518
7	PROVIDED GREEN AREA (OF TOTAL SITE AREA)	7.60%	1.15082	4657.201
8	PERMISSIBLE AREA UNDER COMMERCIAL (OF NET SITE AREA)	4%	0.60481	2447.572
9	PROPOSED AREA UNDER COMMERCIAL	3.54%	0.53595	2168.900
10	PERMISSIBLE POPULATION (ON TOTAL SITE AREA)	240-400	3634.64	6058
11	PROPOSED POPULATION (ON TOTAL SITE AREA)	299X18	5382	355.96

LEGEND			
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES TO BE TRANSFER TO GOVT.		
	COMMERCIAL AREA		
	GREEN AREA		

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	373.509	0.09230
2	GREEN 2	288.956	0.07140
3	GREEN 3	534.388	0.13205
4	GREEN 4	2948.828	0.72867
5	GREEN 5	511.520	0.12640
TOTAL		4657.201	1.15082

PROJECT: REVISED & COMBINED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 7.01875 ACRE IN ADDITION TO 8.1256 ACRE ALREADY LICENSED AND BEARING LICENSE NO 94 OF 2024 DATED 25.07.2024, i.e. TOTAL 15.14435 ACRE AT SECTOR-10A, KHARKHAUDA, DISTT - SONIPAT, HARYANA TO BE DEVELOPED BY **M/S SNPC GLOBAL RESIDENCY LLP.**

ARCHITECTS: DAULAT & PUNEET ARCHITECTS LLP.
 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016.
 E-MAIL: info@daparchitects.com, Phone: +91-124-4839474

TITLE:- LAYOUT PLAN
 SCALE:- 1:750
 OWNER/AUTH. SIGN. ARCHITECT SIGN.



SNPC GLOBAL RESIDENCY LLP

383, NCR 1, HL CITY, SECTOR-37, BAHADURGARH, HARYANA-124507

PH:8199939912

AUTHORISATION LETTER

We, SNPC Global Residency LLP, authorise Mr. Sandeep s/o Madan (Aadhar No.: 408453763489) to collect the RERA Certificate issued by HRERA, Panchkula on our behalf.

We further authorise him to sign any receiving or any other necessary documents in this regard. He may take any further action as is necessary in furtherance of the authorisation already provided above.

For SNPC Global Residency LLP

SNPC GLOBAL RESIDENCY LLP

Designated Partner

Riya Jindal

Designated Partner