



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 20.03.2023.

Item No. 204.13

(xi) Promoter: Nextra Developers LLP.

Project : "Nextra City 2" - Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 15.401 Acres situated in the revenue estate of village Kharkhoda, Sector-2, Kharkhoda.

Temp ID : RERA-PKL-1235-2023

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 6 of 2023 dated 06.01.2023 valid upto 05.01.2028 was granted in favour of seven individual landowners in collaboration with Nextra Developers LLP for development of an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 15.401 Acres situated in the revenue estate of village Kharkhoda, Sector-2, Kharkhoda.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. The applicant can file an application for 15.290 Acres which is the net planned area.
 - ii. Under Form REP I Part-B, the promoter has mentioned "Yes" in the column relating to "Is the applicant owner-licencee of the land for which the registration is being sought?". The same is incorrect. As soon as the promoter mentions "Yes" in the column, he is exempted from the remaining columns which are required to be filled in this case. Gist of collaboration agreement and power of attorney indicating clauses giving powers to Kia Developers to execute conveyance deed has not been submitted. GPAs are also not irrevocable.



- iii. The consideration that will flow to the landowner not earmarked on the layout plan.
 - iv. Expenditure to be incurred in each quarter is not given.
 - v. Date of completion of the project is different in REP-1 and REP-II.
 - vi. Balance sheet for last 3 years not submitted.
 - vii. CA certificate is not in order.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 08.05.2023.
4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting on Monday following the date of such submission.

LA
(Shubham)
31/3/23



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.