



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 30.05.2023.

Item No. 213.37

(viii) 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 Applicant/Promoter vide replies dated 05.05.2023, 11.05.2023 and 17.05.2023 has complied with all the observations conveyed by the Authority on 20.03.2023.
2. The Authority after consideration decides to register the project (subject to online corrections) subject to the following special conditions:
 - i. That the licensee and the promoter 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 amounts realized 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.*
 - ii. Promoter shall submit a copy of approved service plans to the Authority immediately after their approval by Town & Country Planning Department.
 - iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.308 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.



- iv. 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.
- v. That the 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 issuance of completion certificate.
- vi. That following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs)
1	Sh. Raj Kumar	Plot Nos. 3, 17, 18, 32, 33, 60, 66 to 68, 80, 108 to 110, 116, 128, 136, 149 to 151, 186, 187, 197 to 199, 242 and 243.	3421.500
2	Sh. Rajbir Singh	Plot Nos. 4, 10, 11, 26, 27, 51 to 53, 85 to 87, 117, 129, 135, 156, 178, 179, 182, 183, 209, 230, 231, 235 to 237 and 241.	3390.338
3	Sh. Parvinder	Plot Nos. 5, 12, 13, 34, 35, 45 to 47, 81, 91 to 93, 114, 133, 134, 142 to 144, 177, 210, 211, 215 to 217, 221 and 222.	3424.199
4	Sh. Parveen Kumar	Plot Nos. 6, 24, 36, 59, 103, 104, 115, 130, 171 to 173, 193, 223, 226 and 227.	1957.887
5	Sh. Naveen Kumar	Plot Nos. 22, 41, 69, 70, 84, 97, 98, 157, 158, 192, 247 to 249.	1690.903
6	Sh. Preet	Plot Nos. 23, 42, 57, 58, 99, 152, 165 to 167, 191, 203 to 205.	1705.477

3. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

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