



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.10.2024.

Item No. 266.57

(xii) **Promoter:** SNPC Global Residency LLP.

Project : "NV City", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 8.125 acres situated in the revenue estate of Village Barona & Kharkhauda-II, Sector 10, Kharkhauda, Distt. Sonipat.

Temp ID : RERA-PKL-1527-2024

Present: CA Vijender Jindal on behalf of promoters.

1. An application for registration of project cited above has been received from the promoter on 27.08.2024. The application was examined and following observations were conveyed to the promoter on 02.09.2024:

- i. Demarcation and zoning plans have not been submitted.
- ii. Authorization to file RERA Application has not been submitted.
- iii. Total of land utilization table under REP-I Part C is incorrect.
- iv. Spelling of promoter company has to be corrected online.
- v. Since, whole of the area including commercial area has to be registered, the promoter has not deposited any fee for commercial area to be registered.
- vi. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- vii. Balance sheets for the last 3 years not submitted
- viii. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.



- ix. The collaborator in the license is SNPC Residency LLP whereas the application for registration is from SNPC Global Residency LLP.
- x. Likely date of completion in REP I is 30.06.2029 whereas in REP II is 22.07.2029.
- xi. Experience certificate of Pooja Jindal issued by HL Residency (Pvt) Ltd. is undated and does not mention her qualifications.
- xii. Registered exchange deed of 7966 sq. yards belonging to the landowners has not been submitted.
- xiii. Since both the developer and landowner licencees will be disposing off the plots, how will 70% amount go to escrow account.

2. The promoter vide reply dated 09.09.2024 has complied with the observations at serial no. i to viii and x above. As regards observation at sr. no. xi, the technical and financial capacity of the promoter to develop the colony is required to be submitted. Sh. Jindal was asked to comply with the remaining observations at sr. no. ix, xi to xiii.

The Authority on 11.09.2024 granted one last opportunity to the promoter to comply with the above observations and also an opportunity of being heard personally on the next date of hearing before rejecting the application.

The promoter vide reply dated 24.09.2024 has stated as under: -

- i. As regards ix above, they have applied for correction in name with DTCP, copy enclosed. Corrigendum has been issued by DTCP in this regard and file is at Director's table for signatures and will be obtained by them hopefully in next week. They will submit the same as and when obtained. However, in approval letter of Zoning correct name is there and copy of approval letter of Zoning is enclosed.
- ii. As regards xii above, a joint undertaking has been submitted in which it has been mentioned that both the land owner and Collaborator agree to execute the exchange deed after installation of essential services like road, Sewer and Water. They further mentioned that both the directors of Land owner company are also designated partner in Collaborator LLP.
- iii. As regards xiii above, a joint undertaking has been submitted in which it has been mentioned that both the Land owner and Collaborator agree that plots allocated to land owner will be sold after issuance of Occupation Certificate and if sold before OC then 70% of the proceeds will be deposited in the HRERA account.



iv. As regards xi above, the promoter has stated that they have already engaged Daulat & Puneet Architects LLP for technical work.

3. Since deficiency at serial no. xii and xiii was not complied with by the promoter, therefore, the promoter vide letter dated 04.10.2024 was re-directed to comply with the same and an opportunity of hearing was also granted before rejecting the said application.

4. Thereafter, the promoter vide letter dated 07.10.2024 has submitted undertakings from both the companies i.e., SNPC Global Residency LLP and SNPC Machines Pvt. Ltd. wherein it has been mentioned that they will execute exchange deed after completion of development works in the colony i.e., after grant of OC of the colony and landowner will sell the plots allocated to him by the promoter after grant of OC of the colony.

As regards xiii above, they informed that Land owner has agreed to sell the plots only after grant of Occupancy Certificate. Since 7966 square yards will be dispose off after grant of OC, hence there is no question of deposit of 70% amount in escrow account.

5. After examination, the Authority found the project fit for registration subject to the following special conditions:

i. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter. These plots can only be sold by the following landowner/licencees after obtaining completion certificate from the competent Authority: -

S. No.	Block	Plot Nos.	No. of Plots	Area (in Sq. metre)
1.	A	10 to 52.	43	4966.50
2.	J	131 to 140	10	1248.28
3.	H	128 to 130	3	412.56

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

iii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.315 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.

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. 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.
- vi. That as per the joint undertaking cum affidavit dated 27.08.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per joint undertaking cum affidavit dated 27.08.2024, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- viii. 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 the interest of the allottees.
- ix. 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.
- x. 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
- xi. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- xii. The promoter shall submit a corrected copy of license after rectification of name of the company from DTCP, Haryana within 30 days of the issuance of registration certificate.



6. The office is directed to get the necessary corrections done from IT cell in REP-I Part B, C and E.
7. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

24/10/24.

LA (Shubham)