



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 11.09.2024.

Item No. 265.37

(iv) 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 A, Kharkhauda, Distt. Sonipat.

Temp ID : RERA-PKL-1527-2024

Present: CA Vijender Jindal through video conferencing.

1. This application is for registration of the project namely; "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 A, Kharkhauda, Distt. Sonipat. License No. 94 of 2024 dated 25.07.2024 valid up to 24.07.2029 has been granted by Town and Country Planning Department, Haryana in favour of SNPC Machines Pvt Ltd in collaboration with SNPC Residency LLP.

2. 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.
3. 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.
4. After examination, the Authority decides to grant one last opportunity to comply with the above observations and also an opportunity of being heard personally on the next date of hearing before rejecting the application.
5. Adjourned 25.09.2024.

True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula



[Handwritten Signature]
11/10/24

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

CA (Shubham)