



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 18.12.2024.**

**Item No. 273.35**

**(iv) Promoter: NV Residency LLP.**

**Project :** “NV City”, an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 8.287 acres (in addition to License No. 54 of 2023 measuring 18.075 acres) situated in the revenue estate of Village Sunari Khurd, Sector-21 E, Rohtak.

**Temp ID : RERA-PKL-1571-2024**

1. This applicant/promoter has applied for supplementary registration of the project namely; “NV City”, an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 8.287 acres (in addition to License No. 54 of 2023 measuring 18.075 acres) situated in the revenue estate of Village Sunari Khurd, Sector-21 E, Rohtak. An area measuring 18.075 acres is already registered with the Authority vide registration No. HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.

4. Following observations were conveyed to the promoter vide letter dated 16.12.2024: -

*ii. A Joint undertaking be submitted that both the promoter and the licensee/landowner shall be jointly and severally liable under the provisions of the RERA Act/Rules.*

*ii. The collaboration agreement can be modified with approval of DTCP, Haryana and therefore is revocable. In this regard, an affidavit be submitted that no clause of the collaboration agreement shall be amended/modified without 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.*

*iii. An undertaking be submitted as to who shall be responsible for the maintenance and upkeep of services of the project upto a period of five*



years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

iv. A joint undertaking be submitted that both the promoter and licensee/landowners 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 amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

v. No Zoning Plan has been submitted.

vi. Since the promoter has proposed the same date of completion i.e. (16.03.2028) as in the case of already registered project registered vide Registration No. - HRERA-PKL-ROH-436-2023 dated-17.04.2023, therefore, he should clarify whether he proposes to register this additional land as a separate Project or wants a supplementary registration in the already registered project.

vii. Changes in layout plan be marked on the revised Layout Plan.

viii. Allotted plots as on date be shown on the revised plan.

ix. Since the Layout Plan has been revised, written consent of 2/3rd allottees be submitted.

x. Gist of collaboration agreements and Power of Attorney specially the Land Sharing, the Powers to execute conveyance deeds and the clause that the Collaboration agreement and the Power of Attorney are irrevocable be submitted.

5. Now, vide reply dated 18.12.2024, the promoter has complied with all the above deficiencies except observation at serial number (vi). With regard to observation at serial number (vi), the promoter has proposed the date of completion as 16.03.2028 in REP-I as well as in REP-II with same name of the project as already registered by the Authority. The Promoter has also enclosed manually filled A to H Form for the complete area measuring 26.362 acres and has also acknowledged that he has no objection to register the project land as a supplementary registration in the already registered project, the case is being considered for issuance of supplementary registration to the earlier registered project.

However, it is observed that the date of completion of the already registered project is 31.03.2026 whereas the Promoter in the manual A-H and in fresh Rep-II has mentioned date of completion as 16.03.2028 which does not match with the date of completion of earlier registered project having Registration No. HRERA-PKL-ROH-436-2023 dated 17.04.2023.



6. On 18.12.2024, the Authority was of the view that if the promoter wants to register the project land as a supplementary registration then a fresh manual A-H Form and Rep-II be submitted which mentions the date of completion as 31.03.2026. After consideration, the Authority directed the promoter to submit the same latest by 24<sup>th</sup> December, 2024 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

7. Promoter vide reply dated 24.12.2024 has submitted a fresh combined A-H Form (26.362 Acres) and REP-II which mentions the date of completion as 31.03.2026 which is found to be in order. Hence, the Promoter has duly complied with all the observations of the Authority.

6. The matter of supplementary registration was considered through circulation on 01.01.2025. The Authority found the project fit for grant of supplementary registration subject to the following special conditions:

- 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 0.722 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.



- v. 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.
- vi. 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 interests of the allottees.
- vii. That as per the joint affidavit dated 17.12.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:

| Sr. No. | Plot No.         | Block | Total Plots | Total Area in Sq. Yards | Landowner                      |
|---------|------------------|-------|-------------|-------------------------|--------------------------------|
| 1.      | 332,386          | N1    | 2           | 322.4                   | Sh. Rameshwar                  |
|         | 387-388          |       | 2           | 257.9                   |                                |
|         | 431,444,400      | P     | 3           | 386.5                   |                                |
|         | 333              |       | 1           | 128.9                   |                                |
|         | 401-402, 429-430 | H     | 4           | 405.2                   |                                |
|         |                  | N     |             |                         |                                |
|         |                  | O1    |             |                         |                                |
| 2.      | 341-343          | N     | 3           | 386.9                   | Sh. Ram Niwas and Sh. Mahender |
|         | 374-376          |       | 3           | 386.9                   |                                |
|         | 325-326          | N     | 2           | 358.8                   |                                |
|         |                  | M     |             |                         |                                |
| Total   |                  |       | 20          | 2633.7                  |                                |

- ix. 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.



- x. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- xi. Promoter and Landowners shall comply with the provisions of Section 4(2)(I)(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 amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
7. The following documents be uploaded by the office on the web portal along with the supplementary registration: -
- Combined Proforma A to H (26.362 Acres)
  - Rep II.
  - Revised Layout Plan.
8. After issuance of supplementary registration certificate, the Temp Id 1571-2024 shall stand disposed of.

This has been approved by Authority on 01.01.2025.



*ab*  
22/1/25

True copy

*Deen*

Executive Director,  
HRERA, Panchkula

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

CA (Kakul)