



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 15.01.2025.

Item No. 275.03

(ii) Promoter: SNKV Real Estate Pvt. Ltd.

Project : "NKV Emerald Avenue" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 8.08 acres situated in the revenue estate of Village Palwal, Sector-9, Palwal.

Temp ID : RERA-PKL-1587-2024

Present: Sh. Subodh Saxena (Authorized representative of the promoter).

1. This application is for registration of a new project "NKV Emerald Avenue" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 8.08 acres situated in the revenue estate of Village Palwal, Sector-9, Palwal. License No. 75 of 2024 dated 02.07.2024 valid upto 01.07.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 08.01.2025:

- i. *Email address of both the Directors and Authorised Representative is same as mentioned in Rep-I Part A.*
- ii. *Fee is deficit by Rs. 2,433/-.*
- iii. *At Page 11, Date of approval of latest layout plans has not been mentioned.*
- iv. *At Page 33, Authority letter conveying powers to Sh. Subodh Saxena to file reply and submit application in HRERA Panchkula is only signed by one Director i.e. Smt. Saroj.*
- v. *At page 31, Authority letter conveying powers to Sh. Ompal to file and sign the registration application, affidavits, to represent the firm etc for registration of the project in HRERA Panchkula is only signed by one Director i.e. Smt. Saroj.*



- vi. *At page 32, Authority letter conveying powers to Sh. Ompal to advertise, market and to execute BBA, conveyance Deed is only signed one Director i.e. Smt. Saroj.*
 - vii. *Email address of the Company mentioned in REP-I Part A and on MCA website does not match.*
 - viii. *Entry of License be made in revenue record.*
3. Vide reply dated 13.01.2025, the promoter has complied with all the above mentioned observations.
4. Since, the promoter has complied with all the observations, the Authority decides to register the project subject to the following special conditions:
- I. 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.
 - II. 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.
 - III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.223 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.
 - 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 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.



5. The office is directed to make necessary changes in REP-I online.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
23/1/25

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

LA (Kakul)