



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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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 23.04.2025.

Item No. 285.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: South West Bliss Private Limited.

Project: "Neoliv Grand Park" an Affordable residential plotted colony under DDJAY-2016 on land measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat.

Temp ID: RERA-PKL-1646-2025

Present: Sh. Chandan, Partner alongwith Ms. Ratika Kanwar, Vice President Legal.

1. This application is for registration of the project namely; "Neoliv Grand Park" an affordable residential plotted colony under DDJAY-2016 on land measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat. License No. 116 of 2024 dated 12.8.2024 valid up to 11.08.2029 has been granted by Town and Country Planning Department, Haryana in favour of Surpass Infra LLP. Thereafter, there has been a Change of developer in the name of South West Bliss Private Limited vide DTCP order dated 13.02.2025.

2. The application was examined and following observations were conveyed to the promoter on 15.04.2025:

- i. Demarcation and Zoning plans have not been submitted.
- ii. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules



- iii. A brief note on financial and technical capacity be submitted.
- iv. The promoter should also clarify as to who will maintain the RERA account and how will 70% of the amount received by the licensee be transferred to the said account. A joint undertaking with the consent of licensee be submitted
- v. Copy of LC-IV and Bilateral Agreement are not enclosed with Change of developer approval letter.
- vi. Figures of permissible FAR has not been mentioned in REP-I Part B.
- vii. Development agreement is revocable in nature as it can be amended with the written consent of parties.
- viii. Page 131 to 133 relating to schedule of Development agreement are not legible.
- ix. CA certificate is not as per the prescribed format.
- x. The details of bank account mentioned in REP I Part D are not of RERA Bank account as mentioned in the ICICI letter dated 27.02.2025.
- xi. Who will maintain colony after 5 years of obtaining Completion Certificate.
- xii. The plan showing area allocation in favour of the landowner is not legible.
- xiii. Payment plan has not been submitted.
- xiv. No Authority of the person, to file RERA Registration has been submitted.
- xv. List of plots falling under 220 KV and 11 KV HT Lines be submitted.
- xvi. List of plots mortgaged with DTCP Haryana for IDW and EDC be submitted.
- xvii. How many plots will be freezed by the promoter till the payment of Rs 131 crores is paid to the landowners.

3. The promoter vide reply dated 21.04.2025 has complied with the deficiencies mentioned at serial no. i to vi, x to xii, xv and xvi above. As regards, deficiencies mentioned at serial no. vii to ix, xiii, xiv and xvii, representatives of the promoter were explained and asked to comply with the same. They sought some more time to file the reply.

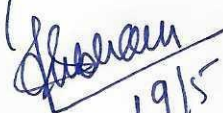
4. After consideration, the Authority directed the promoter to submit the same by 25th April, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016 failing which the application for registration will be returned



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.



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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.04.2025.

Item No. 285.50

Project Name: “Neoliv Grand Park” an Affordable residential plotted colony under DDJAY-2016 on land measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat.

Name of the Promoter: South West Bliss Private Limited.

Temp Id: 1646-2025

1. This application is for registration of the project namely; “Neoliv Grand Park” an Affordable residential plotted colony under DDJAY-2016 on land measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat. License No. 116 of 2024 dated 12.8.2024 valid up to 11.08.2029 has been granted by Town and Country Planning Department, Haryana in favour of Surepass Infra LLP. Thereafter, there has been a Change of developer in the name of South West Bliss Private Limited vide DTCP order dated 13.02.2025.

2. The application was examined and following observations were conveyed to the promoter on 15.04.2025:

- i. Demarcation and Zoning plans have not been submitted.
- ii. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules
- iii. A brief note on financial and technical capacity be submitted.



- iv. The promoter should also clarify as to who will maintain the RERA account and how will 70% of the amount received by the licensee be transferred to the said account. A joint undertaking with the consent of licensee be submitted
- v. Copy of LC-IV and Bilateral Agreement are not enclosed with Change of developer approval letter.
- vi. Figures of permissible FAR has not been mentioned in REP-I Part B.
- vii. Development agreement is revocable in nature as it can be amended with the written consent of parties.
- viii. Page 131 to 133 relating to schedule of Development agreement are not legible.
- ix. CA certificate is not as per the prescribed format.
- x. The details of bank account mentioned in REP I Part D are not of RERA Bank account as mentioned in the ICICI letter dated 27.02.2025.
- xi. Who will maintain colony after 5 years of obtaining Completion Certificate.
- xii. The plan showing area allocation in favour of the landowner is not legible.
- xiii. Payment plan has not been submitted.
- xiv. No Authority of the person, to file RERA Registration has been submitted.
- xv. List of plots falling under 220 KV and 11 KV HT Lines be submitted.
- xvi. List of plots mortgaged with DTCP Haryana for IDW and EDC be submitted.
- xvii. How many plots will be freezed by the promoter till the payment of Rs 131 crores is paid to the landowners.

3. The promoter vide reply dated 21.04.2025 has complied with the deficiencies mentioned at serial no. i to vi, x to xii, xv and xvi above. As regards, deficiency mentioned at serial no. vii to ix, xiii, xiv and xvii representatives of the promoter were explained and asked to comply with the same. Therefore, they sought some more time to file reply.

4. The Authority on 23.04.2025 had directed the promoter to submit the same by 25th April, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

5. Now, the promoter vide reply dated 25.04.2025 has complied with the observations mentioned at serial no. viii, ix, xiii, xiv and xvii, however, deficiency mentioned at serial no. vii has still not been complied with since the supplementary development agreements registered on 24.04.2025 are still revocable.



6. Since the deficiency mentioned at serial no. vii has still not been complied therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in the project.

7. Disposed of.

This has been approved by the Authority through circulation on 25.04.2025

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.

LA (Shughlam)

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