



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 04.06.2025.

Item No. 289.03

(viii) **Promoter:** Niharika Buildwell Private Limited.

Project : "Niharika Aurum" 24 apartments [6 plot nos. A-04(67-72)] on land measuring 900 sq. mtrs. (FAR 2.62) situated in sector-37, Panipat (Part of larger plotted colony of 55.723 acres).

Temp ID : RERA-PKL-1700-2025

Present: Sh. Neeraj Puri on behalf of the promoter.


1. This application is for registration of new project namely "Niharika Aurum" 24 apartments [6 Plot nos. A-04(67-72)] on land measuring 900 sq. mtrs. (FAR 2.62) situated in sector-37, Panipat (Part of larger plotted colony of 55.723 acres). License No. 85 of 2023 dated 18.04.2023 valid upto 17.04.2028 has been granted by Town and Country Planning Department for developing an Affordable Plotted colony under DDJAY-2016 over an area measuring 55.723 acres. The apartments which are being proposed to be registered are a part of reg. no. 446 of 2023 dated 02.05.2023 valid upto 30.04.2028.
2. The application was examined and the following observations were conveyed to the promoter on 30.05.2025:
 - (i) Land utilization table in REP I Part C is not in order;
 - (ii) Set of approved building plans of 6 plots not submitted.
 - (iii) Acknowledgement of DTP relating to the building plans be submitted;
 - (iv) The signatures (of competent Authority) may be got authenticated on the plans.
3. The promoter vide reply dated 03.06.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration 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 floors 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 (inches) (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. 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.
 - III. 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.
 - IV. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.
4. **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.



