



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 16.07.2025.**

**Item No. 293.03**

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

**(vi) Promoter: Nishchay Housing Private Limited.**

**Project: "Lotus Enclave" An Affordable Residential Plotted Colony (under DDJAY – 2016) to be developed on land measuring 9.118 acres situated in Village Partapgarh, Sector – 41, Kurukshetra.**

**Temp ID : RERA-PKL-1725 -2025**

**Present: Sh. Jyoti Sidana on behalf of the Promoter.**

1. This application is for registration of a new project "Lotus Enclave" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed over land measuring 9.118 acres situated in the revenue estate of Village Partapgarh, Sector – 41, Kurukshetra. License No. 101 of 2022 dated 25.07.2022 valid upto 24.07.2027 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 14.07.2025:

- i. Whether the Account No. 001112000088752 mentioned in REP I Part D is 100% or 70%.
- ii. A certificate from CA that the information provided in Ato II Performa is as per the Books of account/ Balance sheets of the applicant company be submitted.
- iii. Whether entry of license has been made in revenue record or not.
- iv. Date are not mentioned on Form A – II.



- v. List of Professionals engaged by the Architect/Promoter to execute the development works alongwith their experience be submitted.
3. The promoter vide reply dated 15.07.2025 and 16.07.2025 has complied with all the above deficiencies.
4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- i. The promoter shall submit the details of 100% Master Account , 70% Escrow Account and the 30% free account within a period of 30 day from the issuance of this registration certificate, till which time no plots shall be sold. 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% account 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 0.320 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.



- vii. The following mortgaged freezed plots under Internal development works and External development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-


Freezed Plots			
Type of plot	Total No. of Plots	Area of one Plot (in Sq. Mt)	Total Area of Plots (in sq mtrs)
A	25(46 to 62) (80 to 87)	149.81	3745..25
B	14 (18 to 31)	127.16	1780.24
C	3 (1 to 3)	127.84	383.52
D	3(9 to 11)	144.33	432.99
E	12 (95 to 100) (114 to 119)	135.05	1620.60
F	7 (107 to 112 A)	145.78	1020.46
Total	64		8983.06

Mortgaged plots			
Type of plot	Total number of plots	Area of each plot in sq. mtrs.	Total Area of plots ( in sq mtrs)
B	7 (18 to 24)	127.16	890.12
C	3 (1 to 3)	127.84	383.52
D	3 (9 to 11)	144.33	432.99
F	7(107 to 112 A)	145.78	1020.46
	20		2727.09

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

  
Executive Director,  
HIERA, Panchkula

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

LA Vashu

