



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

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 16.07.2025.

Item No. 293.03

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

(vii) Promoter: SVSJ Buildcon Pvt. Ltd.

Project: "Nirvana City" An Affordable Residential Plotted Colony (under DDJAY – 2016) to be developed on land measuring 6.86 acres situated in Village Jhamra, Sector 3, Shahbad, District Kurukshetra.

Temp ID : RERA-PKL-1717 -2025

Present: Sh. Neeraj on behalf of the Promoter.

1. This application is for registration of a new project "Nirvana City" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed over land measuring 6.86 acres situated in the revenue estate of Village Jhamra, Sector 3, Shahbad, District Kurukshetra. License No. 77 of 2025 dated 27.05.2025 valid upto 26.05.2030 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. Copy of Approved demarcation and zoning plan has not been submitted.
- ii. Brief note on Financial Capacity to be submitted.
- iii. List of professionals engaged by the Promoter/Architect to execute the development works and works executed by the Architect.
- iv. Whether the Account no. 2502211566440740 mentioned in REP I Part D is 100% or 70%.
- v. Date is not mentioned on Form A to H.



- vi. Net worth certificate of Sh. Neeraj Khurana (Director) is not submitted.
- vii. Page no. 150, 153, 154 & from 202 to 227 are not legible.

3. The promoter vide reply dated 15.07.2025 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 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 also 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% amount 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 0.1482 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. **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.

LA Vardar

Panchkula