



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 10.09.2025.

Item No. 299.03

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

(i) **Promoter:** NEE Homes LLP.

Project : “NIRVANA HOMES” a Residential plotted colony on land measuring 20.656 Acres situated in the revenue estate of Village Shergarh, Sector 29, Kaithal

Temp ID : RERA-PKL-1766-2025

Present: Sh. Arun Kumar(Authorized Representative) and Sh. Neeraj Puri on behalf of the promoter.

1. This application is for registration of project namely “NIRVANA HOMES” a Residential plotted colony on land measuring 20.656 Acres situated in the revenue estate of Village Shergarh, Sector 29, Kaithal bearing License No. 126 of 2025 dated 23.07.2025 valid upto 22.07.2030 granted by Town and Country Planning Department, Haryana in favour of NEE Homes LLP, Sh. Sandeep Kumar and Sh. Kuldeep Singh in collaboration with NEE Homes LLP.

2. The application was examined and following observations were conveyed to the promoter on 05.09.2025:

- i. Non default certificate is not in original.
- ii. Whether entry of the licence made in revenue record or not.
- iii. The experience of List of professionals engaged by the promoter to execute the development works be submitted.
- iv. The promoter should submit an explanation regarding the removal of Clause 24 from the collaboration agreement.



- v. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
 - vi. A clarification regarding the status of Sh. Shaleen Goel in Nee Homes LLP be submitted. As per the latest Supplementary LLP agreement submitted by the promoter, Ms. Neelam K Jain & DPVP Capital Reality LLP are the partners in the LLP. However the remaining documents submitted by the promoter shows Sh. Shaleen Goel as the designated Partner.
 - vii. A joint undertaking that both the landowner/licencee and the Promoter shall deposit the entire amount received from the allottees in the Master Account.
 - viii. REP I (Part E) incorrectly filled.
3. The promoter vide reply dated 08.09.2025 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 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days 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 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
 - iii. 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.
 - iv. 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.
 - 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. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- viii. Both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- ix. That following plots coming to the share of landowner/licencees Sh. Sandeep Kumar & Sh. Kul Singh cannot be put to sale by the promoter, however can be sold by the Landowner.

Sr. No.	Plot No.	Plot Area (In Sq. Mt)
1	14	402.336
2	15	402.336
4	123	296.263
4	130	247.609
5	131	247.609
6	132	247.609
7	133	247.609
8	134	247.609
9	135	241.142
10	136	241.142
11	137	241.142
12	138	241.142
13	139	241.142
14	141	201.902
15	148	216.313
16	149	216.313
17	150	216.313
18	151	216.313

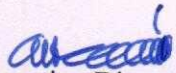


19	152	216.313
20	153	216.313
	Total	5044.470

- x. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.412 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.
 - xi. That as per the joint undertaking dated 05.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - xii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - xiii. Sh. Shaleen Goel, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
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.

STP


15/09

CA (Dheeraj)
LAKS