



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.09.2025.

Item No. 300.03

(iv) **Promoter:** Shivam Realty Residency LLP.

Project : “NV City” an Affordable Residential plotted colony (under-DDJAY-2016) on land measuring 6.943 acres situated in the revenue estate of Village Kasar, Sector 3-A, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1793-2025

Present: Sh. Vijender Jindal and Ms. Riya Jindal (Authorized Representatives) on behalf of the promoter.

1. This application is for registration of project namely “NV City” an Affordable Residential plotted colony (under-DDJAY-2016) on land measuring 6.943 acres situated in the revenue estate of Village Kasar, Sector 3-A, Bahadurgarh, District Jhajjar bearing License No. 155 of 2025 dated 27.08.2025 valid upto 26.08.2030 granted by Town and Country Planning Department, Haryana in favour of Shivam Realty Residency LLP.

2. The application was examined and following observations were conveyed to the promoter on 12.09.2025:

- i. Demarcation cum zoning plan not submitted.
- ii. Page no. 225,244 & 245 are not legible.
- iii. There is an unnumbered page submitted between Pg 50 & 51 which is of different project.
- iv. Whether entry of the licence made in revenue record or not.
- v. In REP I Part-B, permissible FAR marked as NA.
- vi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company.
- vii. Projected cash flow statements (quarterly) of the proposed project be submitted.



viii. Fee is deficit by Rs. 67,976/-.

ix. A board resolution stating who share execute the conveyance deed on behalf of LLP be submitted.

x. Sh. Rishabh Jindal one of the partner has not submitted the ITR for last 3 years.

xi. Net worth certificate of Sh. Rishabh Jindal does not have signatures to CA.

xii. Payment Plan is not in order.

3. The promoter vide reply dated 19.09.2025 and 24.09.2025 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 instalments of the loan received, shall be credited into the 70% RERA Bank Account.
- vi. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- vii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1758 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.
- viii. 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.



- ix. Sh. Ayush Jindal shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. The office is directed to get the necessary amendments done in Form REP I- Part-B. File be consigned to record room after issuance of registration certificate. **Disposed of.**



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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A.K.