



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 24.12.2025.

Item No. 308.03

(xvii) Promoter: Rishabh Jindal.

Project: “NV City” an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.8478 acres situated in the revenue estate of Village Pipli, Sector 6, Kharkheda, District Sonipat.

Temp ID: RERA-PKL-1918-2025.

Present: CA Vijender Jindal on behalf of promoter.

1. This application is for registration of the project namely; “NV City” an Affordable residential plotted colony under DDJAY-2016 on land measuring 10.8478 acres situated in the revenue estate of Village Pipli, Sector 6, Kharkheda, District Sonipat for which license No. 161 of 2025 dated 03.09.2025 valid upto 02.09.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Surender and Rishabh Residency LLP in collaboration with Rishabh Residency LLP.
2. The application was examined and following observations were conveyed to the promoter on 16.10.2025:
 - i. Fresh Form REP-I be submitted since the promoter has annexed two pages of Part B.
 - ii. Address of persons operating escrow account be submitted.
 - iii. Affidavit allotting plots to the landowner has not been countersigned by the promoter.
 - iv. A joint undertaking be submitted mentioning that the promoter and landowner shall be jointly and severally liable under the provisions of the Act.



- v. A joint undertaking be submitted that the landowner and promoter shall not amend/modify the terms and conditions of collaboration agreement and GPA.
- vi. Plots to be allocated to the landowners be marked on the separate layout Plan.
- vii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- viii. Whether the entry of license has been made in revenue record or not.
- ix. Brief note on technical and financial capability of the promoter to develop the project has not been submitted.
- x. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- xi. Registration fee is deficit by Rs 13,774/-.
- xii. Permission for culvert is not submitted.
- xiii. 3 LLP agreements have been executed therefore an undertaking is required that no further LLP agreement will be executed.
- xiv. There are 7 partners in LLP however only 5 persons have profit sharing and contribution.
- xv. 3 years ITRs of all seven partners have not been submitted.
- xvi. Approved zoning plan of 6.94 acres of residential plotted colony is Sector 3A Bahadurgarh Jhajjar has been submitted at CP 267 whereas this case relates to a residential plotted colony of 10.84 acres in Sector 6, Kharkhoda Sonipat.
- xvii. Index of the file shows 263 pages whereas 267 pages are enclosed in the file.

3. The promoter vide letter dated 02.12.2025 has informed that due to unavoidable circumstances they are unable to submit reply therefore requested for an adjournment.

4. The promoter vide reply dated 02.12.2025 had complied with all the deficiencies mentioned above except at serial no. xii and xvi above.

5. Since the deficiencies mentioned at serial no. (xii) and (xvi) were not complied and zoning plan of the colony has not been approved as yet which is a pre requisite for filing an application for registration therefore, on 29.10.2025, the application filed by the promoter was returned with a liberty to file afresh.

6. Now, the promoter has applied afresh vide Temp Id-1918-2025 alongwith 5% fee amounting to ₹13,200/- as processing charges vide which deficiency mentioned at serial no. xvi has been complied by the promoter by submitting zoning plan of the colony duly approved by DTCP, Haryana on 19.12.2025. Further, as regards deficiency mentioned at serial no. xii is concerned, the promoter has mentioned that Demarcation Cum Zoning Plan has been approved on 19.12.2025 with a condition that they shall submit the permission for



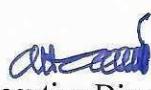
construction of bridge over water channel from the competent authority within 2 months from the issuance of this letter and therefore, they assured that as soon as this permission is received, they shall submit the same to HRERA also. (A condition in this regard shall be imposed).

7. Today, Sh. Vijender Jindal appeared and mentioned that the present case be listed since they have now complied with the observations of the Authority. However, his request was accepted by the Authority. The Authority after consideration observed that the present application has been filed by the promoter "Rishabh Jindal" whereas, the license has been granted in the name of Rishabh Residency LLP. The promoter is directed to submit reply in this regard.

8. After consideration the Authority decides to adjourn the matter to 07.01.2026.



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
(on leave).

LA - Shyam
(on leave)

 29/12