



**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 04.02.2026.

**Item No. 312.03**

(iii) **Promoter:** SNPC Residency Limited.

**Project:** "NV city-1", an Affordable residential plotted colony under DDJAY on land measuring 26.10625 Acres situated in the revenue estate of Village Pipli, Sector-6, Kharkhauda, District Sonapat.

**Temp ID:** RERA-PKL-1737-2025.

**Present:** Sh. Vijender Jindal on behalf of promoter through video conferencing.

1. This application is for registration of the project namely; "NV city-1". License No. 254 of 2025 dated 22.12.2025 valid upto 21.12.2030 has been granted in favour of SNPC Residency Ltd., Sh. Ram Avtar, Smt. Sunil Kumari, Sh. Jogesh Dahiya Sh. Jagvir, Smt. Kavita and Sh. Jatin in collaboration SNPC Residency Ltd. This license has been granted in addition to license no. 101 of 2025 dated 17.06.2025 valid upto 16.06.2030 granted by Director Town and Country Planning, Haryana in favour of Smt. Kavita, Sh. Jatin, Smt. Vijyanti, Sh. Mohit, Sh. Amarjeet, Sh. Krishan and Sh. Surender Singh in collaboration with SNPC Residency Ltd.

2. The application was examined and following observations were conveyed to the promoter on 29.01.2026:

- i. Balance Sheet of the company for the immediately preceding three financial years be submitted.
- ii. Profit and Loss statement of the company for the immediately preceding three financial years be submitted.
- iii. C.A certificate (Page-81) is not in order. C.A. Certificate be submitted that information provided in Form REP-I Part A to H is as per books of accounts of the Company.



- iv. At Page 85 Cash Flow Statement belongs to License No. 148 of 2025. Projected cash inflow statements of the present project have not been submitted.
- v. Gist highlighting important clauses of collaboration agreements alongwith the consideration models be submitted.
- vi. Registration fee is deficit by Rs. 48,772/-
- vii. Schedule of land of Licence No. 101 of 2025 is not legible at CP/46.
- viii. ITR for the year 2023-2024 of sh. Rishabh Jindal has not been submitted.
- ix. Collaboration Agreement of Sh. Ramavtar and Smt. Sunil Kumari is not legible. (CP-395 to 411).
- x. Legible copy of license no. 254 of 2025 be submitted.
- xi. The Promoter has submitted approved zoning plan vide letter dated 19.01.2026. However, approval letter has not been enclosed with the same.
- xii. No default certificate is not in order, since, it is compiled on the basis of books of accounts produced before C.A.
- xiii. Affidavit at CP-86 submitted by the promoter is not in order.

3. The promoter vide replies dated 30.09.2026 and 04.02.2026 has complied with the above deficiencies.

4. After consideration, the Authority found 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. That the Promoter shall not sell any part of the commercial site measuring 0.921 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of the commercial site. A copy of joint agreement should also be submitted to the Authority.
- v. 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
  - ix. 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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
  - x. 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.
  - xi. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
  - xii. That following plot coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:

**Sh. Mohit and Mrs. Vijanty**

S.NO.	TYPE	Block	Plot No.	Total No. Of Plots	Total area in sq. yards
1	J	A	A29-A35	7	1,017.387
2.	O	A	A148-154	7	1,010.919
3.	N	A	A99-A105	7	1,222.019
4.	M	A	A62-A66	5	896.460
5.	L	A	A51 –A52 A57-A60	6	740.028
6.	K	A	A156-A159	4	502.870
7.	K1	A	A160	1	113.875
			TOTAL	37	5503.558

**Sh. Ramavtar and Smt. Sunil Kumari**

Sr. No.	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	B1 to B6	6	924.48
2.	B136 to B141	6	975.936
3.	B76	1	176.232
4.	B77	1	162.656



5.	B23 to B25	3	524.238
6.	B44	1	176.390
7.	B78 to B80	3	487.968
8.	B87 to B89	3	482.478
9.	B90	1	161.517
10.	B20 to B22	3	455.529
11.	B142 to B144	3	451.37
12.	B125 to B128	4	650.624
13.	B26 to B28	3	447.267
14.	B58 to B59, B74 to B75	4	650.624
15.	B108 to B110	3	351.849
16.	B48 to B49	2	325.312
17.	B29 to B30	2	298.178
18.	B101 to B102	2	325.312
	Total	51	8,027.96

**Smt. Kavita and Sh. Jatin**

S.NO	TYPE	BLOCK	PLOT NO	TOTAL NO OF PLOTS	TOTAL AREA IN SQ YARDS
1.	O	A	A147	1	144.417
2.	M	C	E-48,49,50	3	512.478
3.	L	A	M71-75	5	896.460
			TOTAL	09	1553.355

**Sh. Surender Singh**

Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	A	A27 to A28	2	290.682
2.	A	A108 to A109, A155	3	433.251
3.	A	A97 to A98	2	349.148
4.	A	A67	1	179.292
5.	A	A48 to A50, A61	4	493.352
6.	A	A165	1	125.717
			13	1871.442

**Sh. Krishan**

Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	A	A131 to A132	2	334.042
2.	A	A129 to A130	2	288.834
3.	A	A5	1	175.696
4.	B	B115 to B117	3	483.169
5.	B	B95 to B98	4	650.624
			12	1,932.365

**Sh. Amarjeet**



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Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	B	B119 to B121	3	487.968
2.	B	B45 to B47	3	487.968
3.	B	B40 to B43	4	617.5187
4.	B	B18 to B19	2	302.947
			12	1896.4015

**Sh. Jogesh Dahiya and Sh. Jagvir Singh Dahiya**

Sr. No.	Plot No.	Size in sq. yards	Total No. of Plots	Total Area in sq. yards
1.	B132- B135	162.656	4	650.624
2.	B10-B13	162.656	4	650.624
3.	B14	151.5954	1	151.5954
4.	B15-B17	151.4734	3	454.4202
5.	B122- B124	162.656	3	487.968
6.	B129- B130	162.656	2	325.312
7.	B105	125.1638	1	125.1638
8.	B106-107	117.2833	2	234.5667
9.	B63-B70	162.656	8	1301.248
10.	B112- B113	117.2833	2	234.5667
11.	B114	125.1638	1	125.1638
12.	B92-B94	160.8261	3	482.4784
			34	5223.731

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



True copy

*[Handwritten Signature]*  
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

*[Handwritten Signature]*  
17/02

CASHYBHAM

*[Handwritten Signature]*

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