



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 08.04.2026.

Item No. 318.03

- (iii) **Promoter:** SVSJ Buildprop LLP
- Project Name:** “Nikunj City” an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.619 acres situated in the revenue estate of Village Devru, Sector 91, Sonipat.
- Temp Id:** RERA-PKL-1964-2026
- Present:** Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely; “Nikunj City” for which License No. 07 of 2026 dated 12.01.2026 valid upto 11.01.2031 has been granted by Town and Country Planning Department, Haryana in favour of Smt. Krishna Devi, Sh. Yashpal, Sh. Ajay Kumar, Sh. Sanjay Kumar, Smt. Monika Singh, Sh. Sunil Kumar in collaboration with SVSJ Buildprop LLP.

2. The application was examined and following observations were conveyed on 25.03.2026:

- i. ITRs of the promoter company for 2023-24 be submitted.
- ii. Complete Address of properties owned by LLP and partners be submitted.
- iii. An affidavit be submitted that there is no LLP agreement except the ones submitted.
- iv. Projected cash inflow statements of the project have not been submitted.
- v. Entry of license be made in the revenue records.
- vi. Balance Sheet of the LLP for last 3 years duly certified by C.A. be submitted.
- vii. Ownership documents of the proposed project be submitted.
- viii. 63% share of landowners be marked on the approved layout plan.
- ix. How will promoter allocate 63% commercial area to the landowners.



3. The promoter vide reply dated 06.04.2026 has complied with all the observations mentioned above.

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. That the promoter shall not sell any part of the commercial site measuring 0.1351 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 63% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- 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. 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.
- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- ix. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(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. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:



S No.	Plot No.	Plot Area (Sq mtr)
1	1	142.96
2	2	142.96
3	3	142.96
4	4	142.96
5	9	142.96
6	10	142.96
7	11	142.96
8	12	142.96
9	12A	142.96
10	14	137.158
11	19	143.621
12	22	143.621
13	23	143.621
14	25	149.955
15	26	149.955
16	27	149.955
17	28	149.955
18	29	149.955
19	33	149.955
20	34	149.955
21	39	149.955
22	40	149.955
23	41	149.955
24	42	149.955
25	47	149.955
26	48	149.955
27	49	149.955
28	50	149.955
29	51	149.955
30	52	149.955
31	53	149.955
32	54	149.955
33	55	149.955
34	56	149.955
35	57	149.955
36	58	149.955
37	61	149.955
38	62	149.955
39	63	149.955
40	64	149.955
41	65	149.955
42	66	149.955
43	67	149.955
44	68	149.955
45	73	149.955
46	74	149.955



47	75	149.955
48	76	149.955
49	77	149.955
50	78	149.955
51	79	149.955
52	80	149.955
53	81	149.955
54	85	130.219
	TOTAL	7983.08

- xi. That as per joint undertaking cum affidavit dated 09.03.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
 - xii. That as per the joint undertaking dated 09.03.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
 - xiii. 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.
 - xiv. Sh. Arun Kumar, authorised representative of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP
5. Payment Plan be uploaded online on the web portal.
 6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

all ready
16/4/26

STP

LA (Shupham)

Shupham
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16/04