



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 13.05.2026.

Item No. 322.03

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

- (i) **Promoter:** Nextra Dream Town Realty Pvt. Ltd.
- Project Name:** "Nextra City-3" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 10.50625 acres situated in the revenue estate of village Kharkhauda, Sector-2, Kharkhauda, Distt. Sonipat.
- Temp Id:** RERA-PKL-1953-2026.
- Present:** None on behalf of promoter.

1. This application is for registration of the real estate project namely; "Nextra City-3" for which License No. 10 of 2026 dated 15.01.2026 valid upto 14.01.2031 for an area measuring 10.50625 acres has been granted by DTCP, Haryana in favour of Sh. Harpal, Sh. Ramesh, Sh. Surrender, Sh. Devender, Sh. Ravinder, Smt. Mukesh Devi, Smt. Jyoti, Sh. Bijender, Shri Krishan, Sh. Jogender @ Joginder, Smt. Nirmal Devi in collaboration with Nextra Dream Town Realty Pvt. Ltd.

2. The application was examined and following observations were conveyed on 21.04.2026:

- i. Permissible and proposed FAR have not been mentioned in Part B.
- ii. Serial No. 6 of Part B is incorrect since the promoter is not the owner-licencee of the land.
- iii. Date of approval of layout plan has not been mentioned in REP-I Part C.
- iv. Expenditure to be mentioned in each quarter has not been mentioned in Part C.
- v. Photographs of directors in Part A is not visible.
- vi. No has been mentioned in column of demarcation and zoning plan under Part E, however approved copy of same is enclosed.
- vii. REP I Part G is incomplete and incorrect.



- viii. REP-II is incorrect since the promoter is not the licensee of land.
- ix. No default certificate at CP 69 is neither in order nor filed in original.
- x. Balance sheets for the year 2022-23 and 2023-24 be submitted.
- xi. ITRs of the directors and company for past 3 years be submitted.
- xii. Whether entry of license has been made in the revenue records or not.
- xiii. Net worth certificates of directors and company be submitted.
- xiv. Projected cash inflows and outflows of the project be submitted.
- xv. An undertaking be submitted that the 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.
- xvi. Brief note on financial and technical capacity of the promoter to develop the project be submitted.
- xvii. Whether the account mentioned in REP-I (Part D) is 100% or 70%. A bank certificate indicating all three account numbers (i.e., 100%, 70% and 30%) be submitted indicating the license no. and area of the plotted colony.
- xviii. A joint undertaking be submitted that the promoter and licensees should be jointly and severally liable under the provisions of RERD Act 2016.
- xix. Copies of collaboration agreements and GPA executed with the licensees have not been enclosed. Further observations regarding joint undertakings will be conveyed after examining the same.
- xx. Appointment letter of Architect/Engineer to execute the project till its completion be submitted.
- xxi. Payment plan has not been submitted. It should include the quantum of all other charges to be paid by the allottee till the grant of possession.
- xxii. CA certificate be submitted that the information provided in REP-I A to H is as per books of accounts of company.
- xxiii. Copy of LC-IV and Bilateral Agreement be submitted.
- xxiv. The promoter should also submit the potentiality of Town in which the said colony is proposed to be developed alongwith the fee calculations.
- xxv. Registration fee is deficit by ₹ 11,923/-.

3. The promoter vide reply dated 11.05.2026 has complied with the deficiencies mentioned above except at serial no. i, ii, viii, xiv, xvi, xx, xxi, xxiv. Further, upon examination of collaboration agreements and GPAs submitted by the promoter following additional deficiencies have been observed: -

- a. There is no clarity with regard to the consideration to be given to the landowner/licensees as per the collaboration agreements.
- b. Joint undertaking allocating plots to the landowner/licensees has not been submitted.
- c. An affidavit that the promoter and landowner licensees shall comply with the provisions of 4 (2) (I) (D) of the RERD Act, 2016 have to be submitted.



4. An opportunity of hearing was granted to the promoter today to decide the application. However, no one appeared.

5. Since the deficiencies have still not been removed by the promoter therefore, the present application is hereby rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.

6. **Disposed of.**



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.

18/5/26
STP (away)

(A-Shubham
(on leave)).