



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 08.04.2026.

Item No. 318.03

- (ix) **Promoter:** Northark Infrastructure LLP
- Project Name:** "Neoliv Golf One", a Residential Colony under NILP-2022 policy over an area measuring 46.0125 acres bearing licence no. 45 of 2026 dated 12.03.2026 valid upto 11.03.2031, situated in the revenue estate of Village Kheri Kalan & Faridpur, Sector-98 & 99A, Faridabad.
- Temp Id:** RERA-PKL-1969-2026
- Present:** Sh. Jyoti Sidana (Authorised Representative) and Sh. Piyush Garg (Authorized Signatory).

1. This application is for registration of Project - "Neoliv Golf One", a Residential Colony Under NILP-2022 Policy over an area measuring 46.0125 acres bearing Licence No. 45 Of 2026 dated 12.03.2026 valid upto 11.03.2031, situated in the revenue estate of Village Kheri Kalan & Faridpur, Sector-98 & 99A, Faridabad granted in favour of Amolik Fine Spaces LLP, Logers Real Estate Builders LLP, Smt. Kavita Chaudhary Amolik Luxury City LLP, Amolik Real Galaxy LLP (now known as HHC Real Housing LLP), HHC Real Housing LLP in collaboration with Northark Infrastructure LLP.

2. The application was examined and following observations were conveyed to the promoter on 06.04.2026:

- i. Email address of Firm and authorised person in REP-I Part A is same.
- ii. The Promoter has deposited fee for registering an area measuring 45.0911 acres. Whereas REP-1 Part B, land area of the project is mentioned as 46.0125 acres and Land Utilization Table in REP-1 Part C also mentions area as 46.0125 acres. Promoter should deposit registration fee for the entire area including commercial.
- iii. Address of all the Licensees in REP-1 Part A is same.



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- iv. Balance Sheet of last three years of the LLP be submitted.
- v. Clause 3 of License No.45 of 2026 mentions that the licence shall get the electrification plan approved from competent authority of DISCOM and submit the same within 60 days from grant of license. Promoter should inform the status of the same.
- vi. PAN of Sh. Jitesh Ratra be submitted.
- vii. Payment Plan is not in order. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- viii. At CP/100, the promoter has provided list of service providers. Copy of agreement between the Promoter and service providers be submitted.
- ix. REP-1 (Part B) shows six Licensee's instead of five.
- x. A legible copy of approved layout plan:
 - a. Showing plots mortgaged against EDC/IDW.
 - b. List of plots (duly shown on the Layout Plan) which do not have access as on date due to the non-construction of culverts.
 - c. List of plots (duly shown on the Layout Plan) which do not have any existing approach either from a revenue rasta or from an existing public road. duly supported with an affidavit.
- xi. REP-II (Clause 1 is not correct)
- xii. Permissions of culvert dated 20.02.2026 and 06.03.2026 be submitted.
- xiii. Legible Copy of Jamabandi of the licenced land be submitted.
- xiv. No engagement with Architect/Engineer who will execute the said project.
- xv. No details of land mentioned in the Network Certificates of the Partners. Network certificates are not supported by valuation certificates.

3. The promoter vide reply dated 07.04.2026 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. 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 Urban Local Bodies department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.9214 acres to the Authority along with deficit fee, if any,



- within 15 days after the approval by Urban Local Bodies department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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 and RC number should also 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 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.
 - ix. 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.
 - x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - xi. As per the collaboration agreements, the landowners shall get 65% of revenue share out of total revenues realized out of the project land after deduction of pass-through charges.
 - xii. That the Promoter shall not advertise, market, book, sell and offer to sale or invite persons to purchase in any manner the following plots which have been mortgaged against EDC and IDW charges, till the said area is de-mortgaged by the Department of Town & Country Planning, Haryana and prior written permission is granted by the Authority. The Promoter shall also publish (visible at the first glance and highlighted) the detailed information of freezing of the said plots in the brochure of the project and website of the Promoter.

Plot No.	Type	Area in Sqm	No. of Plots	Total Area of Plots (Sqm)
293 to 305	B-15	181.116	13	2354.508
321 to 346	B-21	176.375	26	4585.750
347 to 348	B-20	201.275	2	402.550
349 to 357	B-21	176.375	9	1587.375
Comm. -II	-	681.910	1	681.910
358 to 361	B-21	176.375	4	705.500
362 to 366	C-16	150.900	5	754.500
367 to 391	A1	208.390	25	5209.750
399 to 414	B-15	181.116	16	2897.856
		Total	100 Plots+ 1 Commercial Site	19179.70



- xiii. That the Plots No. 420 to 507 and 201 to 285 shall be kept frozen till the construction of culverts over the water course.
- xiv. Sh. Bhupender Choudhary (one of the partners of LLP) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xv. That 75meter wide road passes through the Colony which is neither acquired nor constructed by the Government. However, the Promoter has taken the land on lease and proposed to construct a road having different width and different point to connect the Colony. The Promoter will disclose it prominently while inviting applications from buyers and will not charge the lease amount from the allottees. The Promoter will maintain this road till the acquisition and construction of 75 meter wide road by the Government.
4. The office is directed to update email address of firm and authorised person in REP-I Part A, name and address of licencees in REP-1 Part B and Payment Plan as submitted vide reply dated 07.04.2026.
5. File be consigned to record room after issuance of registration certificate. **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.

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16/4/26

CA (Kakul)

STP

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