



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.05.2026.

**Item No. 322.07**

**Extension of Registration under Section-6 of RERA Act, 2016.**

**Promoter: NV Residency LLP.**

**Project: "NV City" an Affordable Residential Plotted Colony (under DDJAY, 2016) measuring 26.33625 acres situated in the revenue estate of Village Sunari Kalan & Sunari Khurd, Sector 21 E, Rohtak.**

**Reg. No.: HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.**

**Temp ID: 1243-2023.**

1. The Authority has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "NV City" on land measuring 18.075 acres situated in the revenue estate of Village Sunari Kalan & Sunari Khurd, Sector 21 E, Rohtak on 17.04.2023. Later on, the request of the promoter for registration of additional land measuring 8.287 acres was placed before the Authority in its meeting held on 18.12.2024 vide Item No. 273.35 (iv) wherein the Authority decided to grant supplementary registration for this additional area to the promoter. Therefore, total area of the project is 26.33625 acres.

2. Vide letter dated 30.01.2026, the Promoter had applied for extension of registration of the captioned project under Section-6 of RERA Act, 2016. Total time period for which the promoter has sought extension is one year. Following has been submitted by the Promoter:

- i. Percentage of works completed as per Architect, Engineer and CA Certificate – 80%
- ii. The Delay has been on account of GRAP measures implemented by the government which was for a significant period. The supplementary registration was granted for additional land of 8.2875 acres on 29.01.2025 after which the development works were initiated. The Promoter has mentioned that 338 days were affected due to restrictions under GRAP.



- iii. Promoter has applied for part completion of 18.075 acres. On 14.11.2025, DTCP, Haryana has raised objections in the application of part completion.
- iv. ₹ 2,82,400/- as extension fee and ₹ 1,41,200/- as Late fee has been deposited as per resolution dated 07.08.2024 which is in order.
- v. Photographs of the Project Area.

3. In view of above, the Authority directs the Promoter to submit the following:

- i. Form REP-V which has not been submitted.
- ii. As per C.A Certificate dated 13.01.2026, the promoter has mentioned four different heads of account i.e., Escrow Account, RERA Account, RERA collection Account and Separate Escrow Account. Promoter should clarify this by mentioning which account is 100%, 70% and 30%.
- iii. The Promoter has not complied with the following Special Condition which was imposed while granting Supplementary registration:

*“ iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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.”*

- iv. Status of approval of Service Plans and estimates by Town and Country Department.
- v. 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 be submitted.
- vi. Copy of License No. 54 of 2023 and License 149 of 2024 be submitted.
- vii. Authority in favour of the person who has signed this extension application be submitted.
- viii. Promoter should submit copy of GRAP notification in their support.

3. On 11.03.2026, the Promoter was directed to remove the above-mentioned deficiencies at least one week before the next date of hearing failing which the application of extension shall be returned.

4. Vide letter dated 27.04.2026, the promoter has submitted the pointwise reply which is as under:

- i) Form REP-V not submitted.  
REP V has been enclosed.
- ii) Clarity regarding 100%, 70% and 30% account on CA Certificate.  
It is clarified that the Escrow Account and the RERA Collection Account is the 100% Account while Separate Escrow Account and RERA Account is the 70% Account. Further, a fresh CA Certificate for the Q4 of 2025 and Q1 of 2026 is enclosed.



- iii) Compliance with the condition no. iv of Supplementary Certificate.  
The account in which the 70% of the amount received from the allottees is being deposited was same as was for the original RERA granted for License No. 54 of 2023 and there was no change in the same and thus the same was not intimated separately. However, we now seek to rectify the error and the details of the account is as follows:
- iv) Status for approval of service plan estimates.  
The service plan estimates have been approved by DTCP, Haryana and the Authority has asked us to deposit the BG in lieu of the same which was deposited in the month of February and the same are pending for approval therein.
- v) Copy of NOC/ Clearance as per the provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India  
The provisions are not applicable to the above-mentioned project.
- vi) Copy of License No 149 of 2024 and 54 of 2023  
The copy of both licenses has been attached.
- vii) Authority in favour of the person who has signed the extension application.  
The application has been signed by Mr. Vijender Jindal s/o Mr. Om Prakash Jindal who has been named as the authorized signatory in Form A to H at the time of registration. Further, a fresh authority letter is attached.
- viii) Promoter shall submit copy of GRAP notification.  
The relevant copies of the notification are attached.

5. Upon perusal of reply dated 27.04.2026 , following short coming/deficiencies have been observed:

- i. The promoter has submitted the above said reply dated 27.04.2026 in different Temp ID.
- ii. The clarification on point (ii) of the reply regarding 100%, 70% and 30% account on CA certificate is not clear.
- iii. The promoter has placed on record the board resolution which is not signed by all partners.

6. Today, neither anyone appeared nor any reply filed. The Authority after consideration decided to reject the Application under Section-6 of the Haryana Real Estate Regulatory and Development Authority Act, 2016 as GRAP period does not fall under the expression "force majeure" as provided under explanation to section 6 of RERA Act, 2016. However, the promoter is tat liberty to apply for continuation of Registration under Section 7(3) of the Haryana Real Estate and Regulatory Authority Act, 2016. **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.

Advisor (on leave)  
STP (on leave)

LA KANUPRIYA.  
Kandh  
9/6/26

(3/3)