



**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 13.05.2026.**

**Item No. 322.03**

- (vi) **Promoter:** SVSJ BUILDERS LLP.  
**Project Name:** "NIRVANA COUNTY", a Residential Plotted Colony to be developed on land measuring 10.6875 acres bearing licence no. 37 of 2026 dated 02.03.2026 valid upto 01.03.2031 granted to SVSJ BUILDERS LLP, situated in the revenue estate of Village Jalalpur Khurd, Sector-22, Jind.  
**Temp Id:** RERA-PKL-2005-2026.  
**Present:** Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of real estate project namely "NIRVANA COUNTY" a Residential Plotted Colony to be developed on land measuring 10.6875 acres situated in the revenue estate of village Jalalpur Khurd, Sector-22, Jind being developed by SVSJ BUILDERS LLP bearing Licence no. 37 of 2026 dated 02.03.2026 valid upto 01.03.2031 which has been granted by Town and Country Planning Department, Haryana to SVSJ BUILDERS LLP.

2. The application was examined and following observations were conveyed to the promoter on 30.04.2026:

- i. Fee is deficit by ₹ 258/-.
- ii. The promoter should submit on an affidavit that no further supplementary agreement has been executed after the one submitted in the application.
- iii. An undertaking be submitted by the promoter that he shall maintain the colony for 5 years after the grant of Completion certificate.
- iv. Net worth certificates submitted should be supported by a valuation certificate.
- v. Copy of ITR and net worth certificate of DPVP capital Reality LLP is not submitted since LLP has authorized Sh. Shaleen Goyal to act on behalf of LLP.
- vi. No civil engineer has been engaged to execute the project.



- vii. Unsecured loans amounting to ₹ 3210.35 lacs have been taken by SVSJ Builders LLP and ₹ 1636.64 lacs taken by Ms. Neelam K Jain. The name, address, relationship and PAN no. of the lenders in both the cases be submitted.
- viii. Three Partners of the LLP have been mentioned in REP I (Part A) whereas the LLP has two partners.
- ix. Authorisation at CP/64 and 65 are not in order as Sh. Shaleen Goel is not a designated partner in SVSJ Builders LLP.
- x. Whether entry of licence has been made in the revenue record.
2. The promoter vide reply dated 05.05.2026 had partly complied with the above observations except that at Sr. no.(iv),(v) and (vii). On the last date of hearing i.e. 06.05.2026, Adv. Neeraj Puri appeared and requested for some more time to comply with the remaining deficiencies. After consideration, the Authority accepted the request of the promoter and decided to adjourn the matter to **13.05.2026**.
3. Now, the promoter vide reply dated 12.05.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:-
- 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.
  - The payment plan approved by the Authority 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.
  - Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.240 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
  - Promoter shall 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.
  - 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.
  - 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



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- 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Arun Kumar shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.
4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



True copy

*[Signature]*  
Secretary (Acting),  
HRERA, Panchkula

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

*[Signature]*  
18/5/26  
STP (away).

CA-Kakul.

*[Signature]*  
18/05/26