



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 24.06.2026.

Item No. 323.03

- (xiii) **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-2077-2026.

1. An application for registration of project cited above has been received from the promoter on 27.05.2026. License No. 10 of 2026 dated 15.01.2026 valid upto 14.01.2031 for an area measuring 10.50625 acres has been granted 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 03.06.2026:

- i. Figures of permissible and proposed FAR have been incorrectly mentioned in Part B as zero.
- ii. Gist of Collaboration agreements have not been submitted.
- iii. Whether entry of license has been made in the revenue record?
- iv. No has been mentioned in the column relating to approval of demarcation and zoning plan, however approved copies of the same has been enclosed.
- v. Undertaking at Page 118 is not signed by the authorized signatory of promoter company.
- vi. As per Joint undertaking at Page 124, how will plot no. 69 and 154 will be divided between the no. of landowners mentioned against them.
- vii. It is not clear from the cash flow statement, from where the estimated revenue of Rs 5000 lakhs shall be generated.



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- viii. Brief note on technical capacity of the promoter to develop the project be submitted. Complete profile of Architect be also submitted.
 - ix. Appointment letters of engineer and architect does not certify that they will execute the project till its completion.
 - x. Payment plan is not in order. It should include the quantum of all other charges to be paid by the allottee till the grant of possession.
 - xi. Note on potentiality of town does not specify whether it is high potential or low, calculation of fee has also not been submitted.
 - xii. The promoter vide reply dated 11.05.2026 has submitted the bank letter showing 3 bank accounts of UCO Bank, however REP I Part D shows escrow account details of AU small finance bank. This should be clarified.
3. This case was listed for hearing before the Authority on 10.06.2026, however, since the requisite quorum was not present therefore meeting could not be held and it was decided that cases pertaining to registration be taken up through circulation.
4. The promoter had submitted reply dated 08.06.2026, vide which all the deficiencies mentioned above have been complied with except at serial no. x. Since, the application for registration has to be rejected or granted within 30 days' time period as per Section 5 of the Act, therefore in the interest of justice, one more opportunity was granted to the promoter and the matter was adjourned to 24.06.2026.
5. Now, vide reply dated 19.06.2026, the deficiency mentioned above has been complied by the promoter.
6. 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
 - iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.361 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.
 - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.



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- 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)(l)(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:

S. No.	Name of the landowners	Plot Numbers / Area (Sq. Yards)	
1	Smt. Nirmla Devi	Plot No.	Area (SqYards)
		5	169.784
		146	159.068
		147	159.068
		148	159.068
		149	159.068
		150	159.068
		155	175.812
		Total	1140.936 Sq. Yards
2	Shri Joginder Singh	Plot No.	Area (SqYards)
		1	172.798
		2	169.784
		3	169.784
		4	169.784
		37	169.784
		38	169.784
		39	169.784
		40	169.784
		120	177.509
		121	177.509



		126	179.400
		127	179.400
		145	159.068
		158	176.900
		162	178.742
		Total	2589.814 Sq. Yards
3	Harpal	Plot No.	Area (SqYards)
		14	177.319
		15	177.319
		19	177.319
		51	169.784
		61	178.204
		62	178.922
		101	176.802
		96	158.512
		156	176.900
		164	178.742
		Total	1749.823 Sq. Yards
4	Ramesh	Plot No.	Area (SqYards)
		8	169.784
		9	169.784
		10	169.784
		35	169.784
		36	169.784
		65	168.403
		97	158.512
		98	159.151
		103	176.802
		144	159.068
		Total	1670.856 Sqyards
5	Surender Singh	Plot No.	Area (SqYards)
		34	169.784
		50	169.784
		70	168.403
		99	176.802
		100	176.802
		157	176.900
		163	178.742
		58	178.204
		59	178.204
		60	178.204
		Total	1751.829 Sqyards



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6	Devender	Plot No.	Area (Sq Yards)
		13	169.784
		17	177.319
		68	168.403
		93	158.512
		113	171.327
		114	168.357
		143	159.068
		Total	1172.77 Sqyards
7	Ravinder	Plot No.	Area (Sq Yards)
		11	169.784
		12	169.784
		16	177.319
		79	168.759
		80	169.439
		94	158.512
		102	176.802
		Total	1190.399 Sq. yards
8	Smt. Mukesh Devi	Plot No.	Area (Sq Yards)
		53	172.798
		67	168.403
		95	158.512
		Total	499.713 Sq. yards
9	Smt. Jyoti	Plot No.	Area (Sq Yards)
		18	177.319
		52	169.784
		66	168.403
		Total	515.506 Sq. yards
10	Ramesh Jointly with Smt. Smt. Mukesh Devi and Smt. Jyoti	Plot No. 69	Area (Sq Yards)
		Mukesh	70.287
		Jyoti	54.494
		Ramesh	43.622
		Total	168.403 Sqyards
11	Bijender jointly with Krishan and Nextra Dream Town Realty Pvt. Ltd	Plot No. 154	Area (Sq Yards)
		Bijender	26.25
		Krishan	26.25
		Nextra Dream Town Realty Pvt. Ltd.	56.336
		Total	108.836 Sqyards



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- xi. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That 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.
8. FAR of the Project be updated in Part B on the web portal. Payment Plan be uploaded online on the web portal.
9. **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.

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CA-Shubham.

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