



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.06.2026.

Item No. 323.03

- (ix) **Promoter:** INFRA PRIVATE LIMITED.
Project Name: NYRAA HOMES BY NYSA (An Affordable Residential Plotted Colony under DDJAY-2016) to be developed on land measuring 6.7552 acres situated in the revenue estate of Village Simla Mulana, Sector-40, Panipat..
Temp Id: RERA-PKL-2055-2026.
Date of consideration: 04.06.2026 (Through Circulation)

1. This application is for registration of project namely "NYRAA HOMES BY NYSA" (An Affordable Residential Plotted Colony under DDJAY-2016 to be developed on land measuring 6.7552 acres bearing licence no. 110 of 2025 dated 02.07.2025 valid upto 01.07.2030 granted by Town and Country Planning Department, Haryana to Sh. Attar Chand S/o Sh. Khubhi Ram, Sh. Sanjay Kumar S/o Sh. Ravi, Sh. Atul – Nitesh S/o Sh. Pritam in collaboration with Infra Pvt. Ltd.

Further, Town and Country Planning Department, Haryana vide its order dated 26.05.2026, granted permission for transfer of license from Sh. Attar Chand S/o Sh. Khubhi Ram and Sh. Sanjay Kumar S/o Sh. Ravi to Infra Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 01.06.2026.

- i. In REP-1 Part-B, all licensees names are not mentioned.
- ii. A Cash Flow statement be submitted.
- iii. Form REP-II is not in order as clause(i) is incorrect.
- iv. Plots coming to the share of each landowner be submitted.
- v. Area of colony along with the license no. not mentioned in Architect as well as Civil Engineer report.



(Y2)

- vi. Collaboration agreement of all landowner is not submitted.
 - vii. An undertaking mentioning the plot no. and size allotted to the landowner be submitted.
 - viii. Plots highlighted on layout plan at CP/268 is not complete and not signed by landowners.
 - ix. 11kv HT line affect commercial pocket which has to be marked freezed.
 - x. Registration fee is deficit by ₹10,143/-.
3. The promoter vide replies dated 27.05.2026 and 02.06.2026 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 allottees 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 Town & Country Planning department.
- iv. 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.
- v. 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 along-with 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.
- vi. 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.
- vii. 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.
- viii. That as per the joint undertaking, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



- ix. 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.
- x. That both the Promoter and landowner/ licensees 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 REP I.
- xi. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.249 acres to the Authority along-with deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- xii. That following plots coming to the share of landowner/licensees cannot be put to sale by the promoter and can be sold by the landowners only:
- xiii.

Category	Sr. No.	Plot no.	Plot Size (Sq. Yard)	Total Area (Sq. Yard)	
J	1 to 6	6	179.32	1075.9	LANDOWNER ATUL MITTAL
H	18 to 22	5	179.39	896.95	
H	28 to 30	3	179.39	538.17	
G	36 to 37	2	171.93	343.86	
Total Plot: 16		Total Area: 2854.9 (Sq. Yard)			
J	7 to 12	6	179.32	1075.9	LANDOWNER NITESH MITTAL
I	12A to 17	5	179.39	896.95	
H	31 to 33	3	179.39	538.17	
G	34 to 35	2	171.93	343.86	
Total Plot: 16		Total Area: 2855 (Sq. Yard)			

4. File be consigned to record room after issuance of registration certificate. Payment Plan be updated online in REP I. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



True copy

[Handwritten 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.

CA-Kamubojja
Kand
16/6/26

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