



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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

Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

- (i) **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 village Kharkhauda, Sector- 2, Kharkhauda, Distt. Sonipat.
Temp Id: 2077-2026.
Date of consideration: 11.06.2026. (Through Circulation)

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 authorised 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.
 - 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 will be taken up by circulation.
4. The promoter has submitted reply dated 08.06.2026, vide which deficiencies mentioned above have been complied 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 may be granted to the promoter. Accordingly, the matter is adjourned to 24.06.2026.



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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