



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 22.07.2026

Item No. 326.03

Continuation of Agenda Item No. 326.03 (vii) through circulation on 28.07.2026.

(i) Project Name: "NV CITY" an Affordable Residential Plotted Colony (under DDJAY-Policy 2016) over an area measuring 14.76875 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak.

Name of the promoter: VRR RESIDENCY LLP.

Date of consideration: 28.07.2026.

Temp Id: 2038-2026.

1. This application is for registration of real estate project, "NV CITY", an Affordable Residential Plotted Colony (under DDJAY Policy-2016) to be developed over an area measuring 14.76875 acres bearing License No. 46 of 2026 dated 13.03.2026 valid upto 12.03.2031 situated in the revenue estate of village Maina, Sector-22D, Rohtak granted in favour of VRR Residency LLP.

2. The application was examined and following observations were conveyed to the promoter on 20.07.2026:

- i. Entry of license of the project be shown in the revenue records.
- ii. Non-default Certificate (at CP/115) is not in order as it does not have details of license of the project. The Certificate is also not signed by the authorised signatory of the LLP.
- iii. Certificate (at CP/116) is not in order as it mentions about REP-I CX which is not a part of this application. The Certificate is also not signed by the authorised signatory of the LLP.



- iv. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration.
- v. Authority Letter in favour of Sh. Vijender Jindal at (CP/221) is not signed by the person who is being authorised through it.
- vi. Authority Letter in favour of Sh. Ayush Jindal at (CP/223) is not signed by him. The letter is also not signed by the authorised signatory of the LLP.
- vii. CP/ 220, 222, 224 and 225 is not signed by the authorised signatory of the LLP.
- viii. Net-worth of the LLP duly certified by the C.A. be submitted.
- ix. Income of the LLP in AY- 24-25 and 25-26 is zero. How will the Promoter will execute this project?
- x. ITR of LLP for AY 23-24 has not been submitted.
- xi. Engagement letter with Chartered Engineer and Architect to develop the project and to provide technical support upto completion of the project has not been submitted.
- xii. Profile of the Architectural Co and Engineering Firm be also submitted duly showing experts engaged and projects executed till date.
- xiii. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- xiv. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- xv. Calculation of Registration fee of the project be submitted.
- xvi. The Promoter should inform the potentiality of the Town as per the provisions of Urban Areas Act 1975 and submit fee calculation.
- xvii. Net-Worth Certificate of the partners of LLP along with valuation from registered valuer be submitted.
- xviii. Cash Inflow and Cash Outflow of the project be submitted.
- xix. Balance Sheet of the LLP duly certified by the C.A. for the last three years be submitted.
- xx. Registration fee is deficit by Rs. 39,962/-.
- xxi. Legible Copy of Layout Plan (CP/120) be submitted.
- xxii. REP-II Clause-I is not in order.
- xxiii. Affidavit at CP/123 for the maintenance of the Colony is not in order.

3. On 22.07.2026, the office has informed that reply from the Promoter has been received yesterday, i.e., 21.07.2026, therefore the documents submitted could not be examined. The Authority directed the office to examine the reply so that the same could be dealt through circulation.



4. Now, the promoter vide reply dated 21.07.2026, 22.07.2026 and 23.07.2026 has removed all the above-mentioned deficiencies. 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 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.
- 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 submit duly approved building plans in respect of commercial pocket measuring 0.38523 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.
- 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 and RC number should also 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 should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Ayush Jindal shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



xi. XI. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

5. The office is directed to update Payment Plan of the Project and also update revised REP-II as submitted vide reply dated 21.07.2026

6. File be consigned to record room after issuance of registration certificate. **Disposed of.**
This has been approved by the Authority through circulation on 28.07.2026.



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.

STP

[Signature]
5/8/26
[Signature]

5/08