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 28.10.2026.

Item No. 336.11

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: **NV Residency LLP.**

Project: **"NV City" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 26.3625 acres situated in the Village Sunari Khud, Sector-21 E, Rohtak.**

Reg. No.: **HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.**

Temp ID: 339-2018.

Present: **Sh. Vijender Jindal, on behalf of promoter.**

1. The above-mentioned project was granted registration on 17.04.2023, which was initially valid upto 31/03/2026. However as per Office order dated 19.08.2026. The registration and corresponding registered project completion timeline of all real estate projects falling within the jurisdiction of RERA, whose original completion date, revised completion date, or extended completion date falls on or after 28 February 2026, have been extended by a period of four (4) months. Therefore the registration of the above mentioned project expires on 31.07.2026.

2. Rule 6(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017 provides that the registration granted under the Act may be extended by the Authority on an application made by the promoter in Form REP-V within three months prior to the expiry of the registration granted. Further, under Rule 6(2), such application is required to be accompanied by the prescribed extension fee and an explanatory note setting out the reasons for delay in completion of the project and the need for extension, along with the supporting documents.

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3. As per the Office order dated 19.08.2026 the registration of the above mentioned project is valid upto31.07.2026. and the promoter has applied for the extension on 12.06.2026 i.e 1 months 19 days prior to the expiry of the registration. Therefore as per resolution passed by the Authority on 07.08.2024 vide item No 261, 50% of extension fee shall be imposed as late fee on the promoter. The effective part of the resolution is reproduced as under:

> ***"The following late fee (along with extension fee) shall be payable for seeking extension of registration, if application is made within 90 days prior to the validity of registration:***
>
> a. **betweent 61st and 90th day before last date of validity Of registration- late fee @ 25% of extension fee.**
> b. **between 31 and 60th day before last date of validity Of registration - late fee @ 50% Of extension fee.**
> c. **between or on last day and 30th day before last date of validity of registration - late fee@75% of extension fee."**

4. **Extension fee calculation**

Total area	=26.3625 Acres
Area for plotted	= 25.6425Acres
FAR for plotted	= 1
Rate for plotted	= ₹ 5 per sqmts
Fee For Plotted	= 25.6425x 4047 x 1 x 5
	= ₹5,18,876/-
Area For Commercial	= 0.72 Acres
FAR for commercial	= 1.50
Rate	= 15
Fee for commercial	= 0.72 x 4047 x 1.50 x 15
	= ₹65,561/-
Total registration Fee	= **₹5,84,437**

a.	Extension Fee	= half of registration fee **₹2,92,218**
b.	**Late Fee**	**= 50% of extension fee as late fee**
		= 1,46,109/-
	Total Fee	**= 4,38,327**
	Fee Deposited	**= ₹4,23,600**
	Deficit Fee	**= ₹14,727**

5. Vide letter dated 12.06.2026, the promoter has applied for continuation of registration of the above captioned project under Section-7(3) of RERD Act, 2016 upto 31.03.2027 however after grant of 4 months extended period the registration will be upto 31.07.2027. The Promoter has applied on prescribed proforma REP-V and also submitted online extension form. The Promoter has deposited ₹ 2,82,400+ 1,41,200/- and ₹ 41,300/- as Aditor fee and ₹ 10,000/- for public notice .

6. Following has been submitted by the Promoter:

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i. Extension fee, late fee and penalty as per resolution dated 07.08.2024& 29.01.2025 which is deficit by ₹14,727/-.
ii. Auditor and public notice fee amounting to ₹ 51,300/-.
iii. Percentage of development works as per Architect, Engineer and C.A. Certificate is 92%.
iv. QPRs have been uploaded upto 30.06.2026.
v. Copy of License No. 54 of 2023 dated 16.03.2023 valid upto 15.03.2028 and License no. 149 of 2024 dated 17.11.2024 vaild upto 16.11.2029.
vi. Copy of request for issuance of completion certificate submitted to DTCP on 26.02.2026
vii. Photographs of the project.
viii. Zoining –cum-demarcation plan.
ix. Copy of approval of service plan estimates.
x. Affidavit that no plots has been sold after 31.03.2026.
xi. Orders indicating the GRAP measures enforced by the Authority.
xii. Notification exempting plotted colony from the requirement of environment clearance.
xiii. Copy of letter recieved from DTP(HQ) to retify the deficiency in the application for part completion and letter indicating compliance of same.

7. Vide letter dated 08.07.2026, M/s KKMK & Associates has been appointed to conduct audit of the project and public notice was issued on 08.07.2026 in the newspapers for inviting objections from allottees and public in general.

8. Vide letter dated 17.08.2026, the Auditor has submitted its report and report was sent to the promoter via email on 02.09.2026. The Auditor has observed as follows:

1. Details of RERA Bank Account:
After reviewing the financial transactions appearing in the bank account, it has been found that the compliances as per the RERA Act, 2016 have been complied with in the said project.

2. Verification of receipts issued with the amount received in RERA Bank Account:
For the purpose of the audit, the following procedure was followed in order to verify the amount received from the allottees:

Review of Receipts and Bank Records
As per the requirement of the audit, every receipt issued by the Company to its allottees on every instalment paid by such allottees to the Company was cross-checked and verified with the deposits ie. credit entries in the bank statements
Further, it is stated that the entries were credited in the other SBI Bank Account due to the change in the RERA Account which was accounted for and disposed off in a suo-motu complaint by HRERA vide Complaint no. 1523 of 2023. As stated, the said amount had been transferred/credited to the 100% RERA Bank Account as well and the said fact has been verified in the bank statements.

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A copy of the Complaint disposed letter issued by HRERA, Panchkula has been duly attached as ANNEXURE-1.

Further, all the amounts were received from allottees in 100% Account only but no corresponding receipts for the same are there as the said mentioned amounts are in the "SUSPENSE LEDGER" of the Firm i.e. the said amounts has not been claimed by any Customer till date and has been kept separately for adjustment or refund as and when the customer claims the payment.

Furthermore, the above-mentioned project was funded/ financed by promoters via taking Loan of ₹ 5,87,60,764 from Aditya Birla as reflecting in the Bank Statement entry dated 08.01.2026.

3. Details of Withdrawal and utilization of funds

It is hereby submitted that the expenditure incurred for the project "NV City situated in the Revenue Estate of Village Sunari Khurd, Sector 21-E, Rohtak" is in compliance with the provisions of Section 4(2)(1)(D) of the Real Estate (Regulation & Development) Act 2016 and withdrawals are in proportion (80%-85% approx.) of the development work carried for the project.

Further, the expenditure incurred during the relevant period has also been verified with the CA Certificates issued at the time of each withdrawal.

4. Site Visit and Site details

It is hereby submitted that the physical verification of the site of the project "NV City situated in the Revenue Estate of Village Sunari Khurd, Sector 21-E, Rohtak" was duly conducted on 25.07.2026 during the course of Audit

The concerned photographs of the site depicting the progress of the site including the amenities like transformer, water tank, rainwater harvesting plant, etc. has been duly attached as a proof and the same has been mailed as a zip file via email dated 17.08.2026 to the email id officer.rera.hry@gmail.com and brearpk-hrygov.in

5. Verification of Surrendered/Resumed/Cancelled/Restored Apartments

It is hereby submitted that the details for the plots cancelled/surrendered/restored/ resumed during the concerned period have been duly checked.

There are total 26 Commercial Plots and 479 Residential Plots in the Project and out of which, it was found that there were 5 surrendered plots in the respective project. The same has been duly verified by the Company with a self-declaration letter/ undertaking of the Authorized person stating the fact that the receipts/ amount for the same had been refunded to the customers as well. The same has been duly verified with in the bank statements as well.

A copy of said self-attested Letter undertaking for 5 surrendered plots has been duly attached as ANNEXURE-2.

6. Verification of Quarterly Progress Reports

It is hereby submitted that the QRPs for every respective Quarter from September 2023 of the project "NV City situated in the Revenue Estate of Village Sunari Khurd, Sector 21-E, Rohtak" have been duly checked with.

All the receipts/collections, amount deposited in the RERA Account and withdrawal from the RERA Account during the particular Quarter(s) from September 2023 i.e. Quarter 2 of the F.Y. 2023-24 till Quarter 4 of the F.Y. 2025-26 are in compliance

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with the CA certificates but for some of the Quarter(s) the amount shown is the amount withdrawn from 70% account and sometimes as withdrawn from 100% account in the CA Certificate and QPR for the same quarter.

The closing balance of the RERA Bank Account mentioned in the QPRs at the end of each quarter from September 2023 i.e. Quarter 2 of the F.Y. 2023-24 till Quarter 4 of the F.Y. 2025-26 match with the closing balance in the Bank Statements at the end of the respective quarter.

Hence, there are few clerical errors which are being rectified/ corrected while preparing/submitting further CA Certificates and QPRs and the same can be verified and seen from CA Certificate and QPR of Quarter 4 of F.Y. 2025-26.

9. Vide letter dated 11.09.2026, the promoter had filed reply to observations of the auditor. The reply on Audit Para is as per below:

1) Details of RERA Account

The details of the three accounts maintained under RERA have been already intimated to the authority.

2) Verification of the receipts issued with the amount received in the RERA bank account

The erstwhile RERA Account (100% Account) Number 41706414461 was opened with SBI but due to technical glitches the bank could not open the corresponding 70% and 30% accounts and thus the bank opened fresh RERA Account number 41864975707 with the corresponding 70% and 30% account. The same was intimated to the authority and the authority disposed of the matter vide Suo-moto complaint No. 1523 of 2023.

It is submitted that the amounts received in the erstwhile RERA account have been transferred to the new account which was already intimated to the authority and the same has been verified by the auditor.

With regard to the amounts presently reflected under the Suspense Account, it is respectfully submitted that the LLP could not identify the customer who have made the payment and we have deliberately kept these amounts under separate ledger called Suspense Account. We shall issue the receipts as and when these are claimed by any customer.

3) Details of Withdrawal and Utilization of Funds

As confirmed by the auditor, withdrawals are in proportion to the development work.

4) Site Visit and Site Details.

The site visit has been conducted by the auditor. It is also intimated to the authority that we have also applied for the part completion certificate of the colony and have also received reports from UHBVN, HSVP, DTP and STP, Rohtak certifying the completion of the development works and recommending grant of Part Completion certificate. The same was made available to the auditor as well.

5) Verification of Surrendered/ Cancelled/ Resumed/ Cancelled/ Restored Applications

There are no cancellations by the promoter side due to non-payment or otherwise under the project. Only plots are cancelled on the request of the customer and all payments received have been refunded to them. It also been confirmed by the auditor.

6) Verification of Quarterly Progress Reports

The audit report itself records that the discrepancies pointed out in certain QPRS/CA Certificates regarding the account from which withdrawals were reported were

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clerical/reporting errors which has been corrected in the later CA Certificates/ QPRs. It has also been confirmed by the auditor

10. The promoter was asked to deposit Deficit Fee of ₹14,727/- and QPR's upto 30.09.2026.

11. Today, the promoter has deposited a deficit Fee of ₹14,727/- and uploaded QPR's till 30.09.2026.

12. The Authority after consideration, decided that the registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 which shall now be valid upto **31.07.2027** (including 4 months extension due to 'Force Majeure' vide orders of the Authority dated 19.08.2026 having Endst. No. HRERA-PKI./Sccy./PROJ/2026 7699) . The office is directed to issue a certificate in this regard. **Disposed of**

Haryana Real Estate Regulatory Authority
3071
Despatch No
Date 4/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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