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 04.11.2026.

Item No. 337.03

(i)	**Promoter:**	**Birdview Housing Projects LLP**
	Project Name:	**"Anantham 88" an Affordable Residential plotted Colony (under DDJAY 2016) to be developed on land measuring 15.0875 acres situated in the revenue estate of village Murthal, Sector-88, Sonipat.**
	Temp Id:	**RERA-PKL-2195-2026.**
	Present:	**Sh. Jyoti Sidana on behalf of promoter.**

1. This application is for registration of the project namely; "NV City" bearing License No. 153 of 2026 dated 28.07.2026 valid upto 27.07.2031 for an area measuring 15.0875 acres has been granted in favour of Birdview Housing Projects LLP, Sh. Karan S/o Sh. Pawan and Sh. Parvesh S/o Sh. Lekh Raj in collaboration with Birdview Housing Projects LLP.

2. The application was examined and following observations were conveyed on 16.10.2026:

   i. Date of approval of building plans have been mentioned as 28.07.2026, however it is a plotted colony.
   ii. Joint undertaking allocating plots to the landowners should be filed in original.
   iii. No default certificate at CP 113 is not in order since it is based on the record, documents and information provided to the CA and representations and explanations provided by management.
   iv. Whether entry of license has been made in the revenue record or not.
   v. Payment Plan at CP 178 is not in order.
   vi. Latest Balance sheet be submitted.
   vii. ITRs of 2023-24 be submitted.
   viii. Copy of LC-IV and Bilateral Agreement be submitted.

ix. Engineer Engagement letter mentioning that they will provide services till the completion of the Project along with details of the licence and Project be submitted.

x. Certificate of Incorporation of company be submitted.

xi. Whether the culverts shown on the layout plan have been constructed at site or not.

xii. Copy of sale deed be submitted.

xiii. Estimated Cost Certificate by C.A not submitted.

xiv. Projected cash inflows and outflows of the project be submitted.

xv. CA certificate be submitted that information in A to H is as per books of accounts of company.

xvi. As per list at CP/70, there are 11 partners however, on MCA website, there are only 3 partners.

xvii. Bank letter at CP-112 should be filed in original.

3. The promoter has removed all the deficiencies vide letter dated 29.10.2026.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	**Account No.**
100% Collection Account	777705901204
70% RERA Account	777705901206
30% Promoter/Free Account	777705901207
Bank Name & Address – ICICI Bank Limited, Shop No 24-25-26-27, Shobha City, Sector 108, Gurugram Haryana-122017 IFSC Code ICIC0005895	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity 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.

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iv. 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.

v. 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.

vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

viii. 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.

ix. That the promoter shall not sell any part of the commercial site measuring 0.30434 acres unless the building plans of the said site are approved and deficit fee paid, if any to the Authority. Promoter shall also allot 50% of commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority

x. Both the promoter and landowners 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.

xi. That following plots coming to the share of landowners cannot be put to sale by the promoter: -

PLOT DETAILS OF PARVESH: -

S.no.	New Plot no	L (m)	W (m)	Area (sqm)
4	12	13.5000	7.8060	105.3810
5	13	13.5000	7.8060	105.3810
8	37	18.2360	7.8230	142.6602
9	38	18.2360	7.8230	142.6602
10	39	18.2360	7.8230	142.6602
11	40	18.2360	7.8230	142.6602
12	41	18.2360	7.8270	142.7332
13	57	18.2340	7.8760	143.6110
14	58	18.2340	7.8760	143.6110
15	59	18.2340	7.8760	143.6110
16	60	18.2340	7.8760	143.6110

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17	61	18.2340	7.8760	143.6110
31	80	16.0280	7.1100	113.9591
32	81	16.0280	7.1100	113.9591
33	95	18.0280	7.8080	140.7626
34	96	18.0280	7.8080	140.7626
37	102	10.9990	6.4970	71.4605
38	103	10.9990	6.4970	71.4605
39	104	10.9990	6.4970	71.4605
43	126	16.0280	7.8460	125.7557
44	127	16.0280	7.8460	125.7557
45	128	16.0280	7.8460	125.7557
46	129	16.0280	7.8460	125.7557
47	130	16.0280	7.8460	125.7557
48	131	16.0280	7.8460	125.7557
62	163	15.0140	7.7980	117.0792
63	164	15.0140	7.7980	117.0792
64	165	15.0140	7.7980	117.0792
65	166	15.0140	7.7980	117.0792
66	167	15.0140	7.7980	117.0792
67	168	15.0140	7.7980	117.0792
68	169	15.0140	7.7980	117.0792
72	183	15.0140	7.7980	117.0792
73	184	15.0140	7.7980	117.0792
74	185	15.0140	7.7980	117.0792
75	186	15.0140	7.7980	117.0792
82	195	15.0140	7.7980	117.0792
83	196	15.0140	7.7980	117.0792
84	197	15.0140	7.7980	117.0792
85	198	15.0140	7.7980	117.0792
86	199	15.0140	7.7980	117.0792
87	200	15.0140	7.7980	117.0792
88	208	18.2340	7.7450	141.2223
89	209	18.2340	7.7450	141.2223
90	221	18.2340	7.7450	141.2223
91	222	18.2340	7.7450	141.2223
92	223	18.2340	7.7450	141.2223
93	224	18.2340	7.7450	141.2223
102	237	18.2340	7.7450	141.2223
103	238	18.2340	7.7450	141.2223
104	239	18.2340	7.7450	141.2223
105	240	18.2340	7.7450	141.2223
108	260	18.2360	7.8460	143.0797
109	261	18.2360	7.8460	143.0797
110	262	18.2360	7.8460	143.0797
111	263	18.2360	7.8460	143.0797
112	264	18.2360	7.8460	143.0797

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113	265	18.2360	7.8460	143.0797

PLOTS DETAILS OF KARAN

S.no.	New Plot no	L (m)	W (m)	Area (sqm)
1	9	13.5000	7.8060	105.3810
2	10	13.5000	7.8060	105.3810
3	11	13.5000	7.8060	105.3810
6	35	18.2360	7.8230	142.6602
7	36	18.2360	7.8230	142.6602
18	63	18.2340	7.8760	143.6110
19	64	18.2340	7.8760	143.6110
20	65	18.2340	7.8760	143.6110
21	66	15.0140	8.7980	132.0932
22	67	15.0140	7.7980	117.0792
23	68	15.0140	7.7980	117.0792
24	69	15.0140	7.7980	117.0792
25	74	10.9990	6.4970	71.4605
26	75	10.9990	6.4970	71.4605
27	76	10.9990	6.4970	71.4605
28	77	10.9990	6.4970	71.4605
29	78	10.9990	6.4970	71.4605
30	79	10.9990	6.4970	71.4605
35	97	18.0280	7.8080	140.7626
36	98	18.0280	7.8080	140.7626
40	105	10.9990	6.4970	71.4605
41	106	10.9990	6.4970	71.4605
42	107	10.9990	6.4970	71.4605
49	132	16.0280	7.8460	125.7557
50	133	16.0280	7.8460	125.7557
51	134	16.0280	7.8460	125.7557
52	135	16.0280	7.8460	125.7557
53	136	16.0280	7.8460	125.7557
54	137	16.0280	7.8460	125.7557
55	156	15.0140	7.7980	117.0792
56	157	15.0140	7.7980	117.0792
57	158	15.0140	7.7980	117.0792
58	159	15.0140	7.7980	117.0792
59	160	15.0140	7.7980	117.0792
60	161	15.0140	7.7980	117.0792
61	162	15.0140	7.7980	117.0792
69	170	15.0140	7.7980	117.0792
70	171	15.0140	7.7980	117.0792
71	172	15.0140	7.7980	117.0792
76	187	15.0140	7.7980	117.0792
77	188	15.0140	7.7980	117.0792
78	189	15.0140	7.7980	117.0792

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79	190	15.0140	7.7980	117.0792
80	191	15.0140	7.7980	117.0792
81	192	15.0140	7.7980	117.0792
94	225	18.2340	7.7450	141.2223
95	226	18.2340	7.7450	141.2223
96	227	18.2340	7.7450	141.2223
97	228	18.2340	7.7450	141.2223
98	233	18.2340	7.7450	141.2223
99	234	18.2340	7.7450	141.2223
100	235	18.2340	7.7450	141.2223
101	236	18.2340	7.7450	141.2223
106	245	18.2340	7.7450	141.2223
107	246	18.2340	7.7450	141.2223
114	266	18.2360	7.8460	143.0797
115	267	18.2360	7.8460	143.0797
116	268	18.2360	7.8460	143.0797
117	269	18.2360	7.8460	143.0797
118	270	18.2360	7.8460	143.0797
119	271	18.2360	7.8370	142.9155

Land Owner	No. Total Plots	Total Area (in Sqm)
Karan S/o Pawan Kumar	61	7338.6349
Parvesh S/o Lekhraj	58	7381.5972
TOTAL	**119**	**14,720.2321Sqm**

xii. That both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

xiii. 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

xiv. 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.

xv. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

xvi. Sh. Devender Kumar and Sh. Sagar Jhangu, any one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xvii. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

xviii. The promoter shall complete the construction of culverts within a period of three months and obtain the completion certificate from the competent Authority. The same shall thereafter be submitted to the Authority, till which time Plot Nos. 22,

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23, 28 and 29 located adjacent to the culverts shall remain frozen. These plots shall not be advertised/marketed/sold/transferred till the same are got defreezed from the Authority."

5. The office is directed to make necessary corrections online in REP I as per replies submitted by the promoter.

6. **Disposed of**. File be consigned to record room after issuance of registration certificate.

Haryana Real Estate Regulatory Authority
PANCHKULA
Despatche No 3116
Date 5/11/26

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.