HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
Telephone No: 0172-2584232, 2585232
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2026.

Item No. 335.03

(iv) **Promoter:** **SNPC Residency Limited**

Project Name: **"NV CITY" an Affordable Residential plotted Colony under DDJAY 2016 to be developed on land measuring 6.51875 acres situated in the revenue estate of village Jakhauli, Sector-71, Sonipat.**

Temp Id: **RERA-PKL-2173-2026.**

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

1. This application is for registration of the project namely; "NV City" bearing License No. 163 of 2026 dated 13.08.2026 valid upto 12.08.2031 for an area measuring 6.51875 acres has been granted for setting up of an Affordable Residential plotted Colony under DDJAY 2016 in favour of Sh. Bhawar Singh S/o Sh. Mahabir Singh, Sh. Rahul-Sh. Rajan Sons-Rajni D/o Smt. Munesh Wd/o Sh. Uresh Pal in collaboration with SNPC Residency Ltd.

2. The application was examined and following observations were conveyed on 07.10.2026:

i. List of plots to be mortgaged with DTCP against EDC and IDW be submitted.
ii. Registration fee is deficit by Rs. 2,03,763/-
iii. There are approximately 5 projects in the name of NV City in Sonipat, Jhajjar and Rohtak. It will be difficult for allottees to recognize one project. The promoter should change the name of the present project.
iv. Whether entry of license has been made in the revenue record.
v. Balance sheets of the company for last 2 years be submitted.
vi. Bank letter mentioning 3 bank accounts be submitted mentioning license no and project details therein.

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vii. Architect and 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.

viii. Permissible FAR is wrongly mentioned as 2 in Part B, however it is a plotted colony under DDJAY, 2016.

ix. Area to be transfer to Government for community facility is mentioned as "0" which is wrong since it is a DDJAY Colony.

x. Details of all projects are not given in Part G being developed by SNPC Residency Limited.

3. The promoter has removed all the deficiencies vide letters dated 12.10.2026 and 14.10.2026.

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	2012749540481006
70% RERA Account	2012749540481007
30% Promoter/Free Account	2012749540481005
Bank Name & Address – AU Small Finance Bank, Bahadurgarh IFSC Code AUBL0002545	

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.

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.

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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. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.17614 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.

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 Salcable 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 Allotted to Bhanwar Singh

Sr. No.	Plot No.	Total No. of Plots	Size in sq. mtr	Total Area in sq. mtr
1.	4-8A	6	113.985	683.91
2.	9-15	7	107.04	749.28
3.	26-27	2	104.828	209.66
4.	36-37	2	104.828	209.66
5.	41-43	3	118.127	354.38
6.	50	1	138.489	138.49
7.	75-76	4	138.654	554.62
8.	80-84	5	138.654	693.27
9.	96-97	2	147.00	294.00
10.	104-105	2	123.50	247.00
11.	112	1	97.805	97.805
13.	108-111	4	97.805	391.22
14.	116	1	97.805	97.805
15.	45	1	118.127	118.127
Total		**39**		**4561**

Plot Allotted to Rajan Chauhan S/o Ureshpal Chauhan, Rahul S/o Uresh Pal, Rajni D/o Uresh Pal & Munesh Devi widow of Uresh Pal D/o Uday Singh

Sr. No.	Plot No.	Total No. of Plots	Size in sq. mtr.	Total Area in sq. mtr.

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1.	1-2	2	113.985	227.97
2.	16	1	107.04	107.04
3.	38-39	2	104.828	209.65
4.	48-49-49A	3	118.127	354.38
5.	57-58	2	146.344	292.69
6.	85-86	2	138.654	277.31
7.	92	1	138.654	138.65
8.	98-99	2	147.00	294.00
9.	115	1	97.805	97.80
10.	113-114	2	97.805	195.61
Total		**18**		**2195.11**

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. That following plots mortgaged against EDC and IDW shall remain frozen till the same is released by DTCP, Haryana and HRERA Panchkula: -

S.NO.	PLOT NO.	SIZE (IN SQ. Mtr)
1	9	107.040
2	10	107.040
3	11	107.040
4	12	107.040
5	13	107.040
6	14	107.040
7	15	107.040
8	16	107.040
9	17	107.040
10	18	107.040
11	19	107.040
12	20	107.040
13	21	107.040
14	22	107.040
15	23	104.828
16	24	104.828
17	25	104.828
18	26	104.828
19	27	104.828
20	28	104.828
21	29	104.828
22	30	104.828
23	34	104.828
24	35	104.828
25	36	104.828

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26	37	104.828
27	38	104.828
28	39	104.828
29	40	104.828
Total	**29**	**3070.98**

5. The office is directed to make necessary corrections online in REP I as per replies submitted by the promoter and name of project be updated as NV CITY SONIPAT.

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

Haryana Real Estate Regulatory Authority
Dispatch No 2868
Date 21/10/26
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.

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