



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "NIRVANA CITY" on land measuring 13.006 acres situated in the revenue estate of Village Jhamra Shahbad & Rattangarh, Sector-3, Shahbad, Kurukshetra vide

Registration No. HRERA-PKL-KRK-381-2022

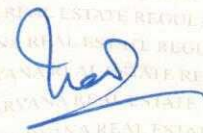
Dated: 06.12.2022

2. Promoter of the project is SVSJ Buildcon Private Limited having its registered office at A-2/Villa No. 1, Parsvnath Exotica, Golf Course Road, Sector-53 Gurugram 122002. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2022PTC100384 having PAN No ABHCS6157R.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.




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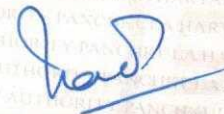
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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 10.10.2027.

Special Conditions

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. That the promoter shall not sell any part of the commercial site measuring 0.507 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial site to the landowners (with mutual consent) before disposing of any part of commercial site.
- iii. That 50% of the residential plots coming to the share of landowners cannot be put to sale by the promoter as shown on the enclosed layout plan.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member