



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable residential plotted colony under DDJAY, 2016 namely "Nextra City 2" on land measuring 15.290 acres situated in the revenue estate of Village Kharkhoda, Sector-2 Kharkhoda, Sonipat vide

Registration No. HRERA-PKL-SNP-465-2023

Dated: 08.06.2023

2. Promoter of the project is Nextra Developers LLP, having its registered office at Plot No. 4B, Mayur Vihar District Center, Mayur Vihar Extension, Phase-1, New Delhi 110091. Promoter is a Limited Liability Partnership registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: AAD-8248 having PAN No ACWFS5427M.

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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.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- 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 01.04.2025.

Special Conditions

- i. That the licensee and the promoter shall comply with the provisions of Section 4(2)(I)(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 amounts realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.*
- ii. Promoter shall submit a copy of approved service plans to the Authority immediately after their approval by Town & Country Planning Department.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.308 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iv. 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.



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- v. That the 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 issuance of completion certificate.
- vi. That following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs)
1	Sh. Raj Kumar	Plot Nos. 3, 17, 18, 32, 33, 60, 66 to 68, 80, 108 to 110, 116, 128, 136, 149 to 151, 186, 187, 197 to 199, 242 and 243.	3421.500
2	Sh. Rajbir Singh	Plot Nos. 4, 10, 11, 26, 27, 51 to 53, 85 to 87, 117, 129, 135, 156, 178, 179, 182, 183, 209, 230, 231, 235 to 237 and 241.	3390.338
3	Sh. Parvinder	Plot Nos. 5, 12, 13, 34, 35, 45 to 47, 81, 91 to 93, 114, 133, 134, 142 to 144, 177, 210, 211, 215 to 217, 221 and 222.	3424.199
4	Sh. Parveen Kumar	Plot Nos. 6, 24, 36, 59, 103, 104, 115, 130, 171 to 173, 193, 223, 226 and 227.	1957.887
5	Sh. Naveen Kumar	Plot Nos. 22, 41, 69, 70, 84, 97, 98, 157, 158, 192, 247 to 249.	1690.903
6	Sh. Preet	Plot Nos. 23, 42, 57, 58, 99, 152, 165 to 167, 191, 203 to 205.	1705.477


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member