



## **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 "Neoliv Grand Park" on land measuring 19.462 acres situated in the revenue estate of Village Jakholi and Aterna, Sector 70, Sonipat vide

**Registration No. HRERA-PKL-SNP-698-2025**

**Dated: 22.05.2025**

2. Promoter of the project is South West Bliss Private Limited, having its registered office at Two Horizon Center L-6, W-B, Sector 43 Golf Course Road, DLF, Qutub Enclave, Gurugram Haryana, 122002. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U68200HR2024PTC123144 having PAN No ABNCS8610B. However, the landowner/licencee is Surepass Infra LLP.

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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](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - 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 30.06.2029. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

### Special Conditions

- i. Both the Promoter and landowner/licensee 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 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 REP-I.
- ii. That commercial plot measuring 2242 sq meters and following residential plots coming to the share of landowner/licencee cannot be put to sale by the promoter:

S. No.	Plot No	Total area (in Sq mtrs)
1.	18	133.58
2.	19	112.50
3.	20	112.50
4.	43	85.80
5.	80	126.18
6.	81	126.18
7.	82	126.18
8.	83	126.18
9.	84	126.18





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10.	214	126
11.	215	126
12.	216	126
13.	217	149.71
14.	218	148.39
15.	219	147.07
16.	246D	139.24S
17.	247	110.14
18.	248	110.14
<b>Total</b>	<b>18</b>	<b>2257.97</b>

iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

iv. Promoter shall get the building plans in respect of commercial site measuring 0.554 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

v. 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.

vi. 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.

vii. That as per the joint undertaking dated 21.04.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

viii. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered



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project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

ix. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

x. The following mortgaged plots cannot be sold by the promoter landowner/licencees without the written consent of DTCP, Haryana and RERA Panchkula:-

Sr. No.	Plot Nos.	Area (sq mtrs.)	No of Plots	Total Area (in sq mtrs)
1.	1	138.750	1	138.75
2.	2	138.659	1	138.66
3.	7-16	112.500	10	1125.00
4.	94-111	148.693	18	2676.47
5.	3	128.579	1	128.58
6.	4	118.552	1	118.55
7.	5	115.852	1	115.85
8.	6	88.777	1	88.78
9.	247-267 301-321	110.143	42	4626.01

xi. That as per joint undertaking dated 24.04.2025, M/s Surepass Infra LLP has received an amount of INR 70 Cr. towards the monetary consideration payable as per clause 8 of the Development Agreement and an amount of INR 61 Cr. still remains payable by M/s South West Bliss Private Limited in accordance with the terms of the Development Agreement.

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Both the promoter and landowner/licencees agree and undertake that until such time the remaining amount of monetary consideration is paid, M/s South West Bliss Private Limited shall not allot or sell the following plots in the Project:

S. No.	Plot No.	Area in sq mtrs.
1.	21	112.5
2.	22	112.5
3.	23	112.5
4.	42	85.8
5.	56	103.87
6.	57	101.80
7.	58	99.74
8.	59	86.17
	<b>Total</b>	<b>815.88</b>

xii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman