



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**



**FORM 'REP-III'**

**[See Rule 5(1)]**

### **CERTIFICATE FOR REGISTRATION OF PROJECT**

The Director, Town & Country Planning has granted license no. 126 of 2025 dated 23.07.2025 valid upto 22.07.2030 for setting up of a Residential plotted Colony to be developed on land measuring 20.656 acres in favour of NEE Homes LLP, Sh. Sandeep Kumar, Sh. Kuldeep Singh Ss/o Sh. Balwan Singh in collaboration with NEE Homes LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "NIRVANA HOMES" situated in the revenue estate of village Shergarh, Sector-29, Kaithal vide

**Registration No. HRERA-PKL-KTL-759-2025**

**Dated: 16.09.2025**

2. Promoter of the project is NEE Homes LLP, having its registered office at GF-24A, Augusta Point, Sector-53, DLF QE, Gurugram-122002. Promoter is a Limited Liability Partnership (having 2



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partners i.e., Sh. Shaleen Goel and Ms. Neelam K Jain) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACE-4378 having PAN No AAWFN1128Q. However, the licencees are NEE Homes LLP, Sh. Sandeep Kumar and Sh. Kuldeep Singh.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith 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 30.06.2030. However, the registration shall be co-terminus with the license granted by DTCP, Haryana.

### Special Conditions:

- I. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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.
- II. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
- III. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF,



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Govt. of India (if applicable) before execution of development works at site.

- IV. 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.
- V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- 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 joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- VIII. Both the Promoter and landowner/ licencees 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

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realised 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.

- IX. That following plots coming to the share of landowner/licencees Sh. Sandeep Kumar & Sh. Kuldeep Singh cannot be put to sale by the promoter, however can be sold by the Landowner.

Sr. No.	Plot No.	Plot Area (In Sq. Mt)
1	14	402.336
2	15	402.336
4	123	296.263
4	130	247.609
5	131	247.609
6	132	247.609
7	133	247.609
8	134	247.609
9	135	241.142
10	136	241.142
11	137	241.142
12	138	241.142
13	139	241.142
14	141	201.902
15	148	216.313
16	149	216.313

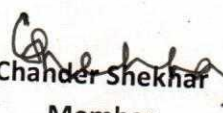



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17	150	216.313
18	151	216.313
19	152	216.313
20	153	216.313
	<b>Total</b>	<b>5044.470</b>

- X. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.412 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- XI. That as per the joint undertaking dated 05.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- XIII. Sh. Shaleen Goel, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

  
 Chander Shekhar  
 Member

  
 Dr. Geeta Rathee Singh  
 Member

  
 Nadim Akhtar  
 Member

  
 Parneet S Sachdev  
 Chairman