



## 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 for an Affordable Residential Plotted Colony (under DDJAY – 2016) on area measuring 9.11 acres bearing license no. 101 of 2025 dated 25.07.2025 valid upto 24.07.2027. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Lotus Enclave" measuring 9.11 acres situated in the revenue estate of Village Partapgarh, Sector – 41, Kurukshetra vide

**Registration No. HRERA-PKL-KRK-738-2025**

**Dated: 24.07.2025**

2. The Promoter of the Project is Nischay Housing Private Limited, having its registered office at Flat No. 1004, 10<sup>th</sup> Floor Mercantile House, 15, K.G Marg, New Delhi 110001 registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109DL2010PTC344049

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and PAN No. AAOCS8183P . However, the landowner/licencees are Mysore Infrastructure Pvt. Ltd., Sathi Buildwell Pvt. Ltd., Dalhousie Buildtech Pvt. Ltd., Tamanna Buildcon Pvt. Ltd.

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) 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.
  - iv) 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.
  - 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 **24.07.2027**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

## **Special Conditions:**

- I. The promoter shall submit the details of 100% Master Account , 70% Escrow Account and the 30% free account within a period of 30 day from the issuance of this registration certificate, till which time no plots shall be sold. 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% 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.

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- II. 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.
- 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 submit duly approved building plans in respect of commercial pocket measuring 0.320 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.
- 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. 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.
- VII. The following mortgaged freezed plots under Internal development works and External development works by the DTCP shall be kept



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freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

Freezed Plots			
Type of plot	Total No. of Plots	Area of one Plot (in Sq. Mt)	Total Area of Plots ( in sq mtrs)
A	25(46 to 62) (80 to 87)	149.81	3745.25
B	14 (18 to 31)	127.16	1780.24
C	3 (1 to 3)	127.84	383.52
D	3(9 to 11)	144.33	432.99
E	12 (95 to 100) (114 to 119)	135.05	1620.60
F	7 (107 to 112 A)	145.78	1020.46
Total	64		8983.06


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Mortgaged plots			
Type of plot	Total number of plots	Area of each plot in sq. mtrs.	Total Area of plots (in sq mtrs)
B	7 (18 to 24)	127.16	890.12
C	3 (1 to 3)	127.84	383.52
D	3 (9 to 11)	144.33	432.99
F	7(107 to 112 A)	145.78	1020.46
	20		2727.09

  
Dr. Gesta Ramesh Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman