



## HARYANA REAL ESTATE REGULATORY AUTHORITY

### PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

### REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 161 of 2025 dated 03.09.2025 which is valid upto 02.09.2030 for setting up of an affordable residential plotted colony on land measuring 10.847 acres in favour of Sh. Surender and Rishabh Residency LLP in collaboration with Rishabh Residency LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "NV City" situated in the revenue estate of Village Pipli, Sector-6, Kharkhauda, District Sonapat vide

**Registration No. HRERA-PKL-SNP-835-2026**

**Dated: 16.01.2026**

2. Promoter of the project is Rishabh Residency LLP, having its registered address at Shop No. 37, First Floor, Avenue 37 Mall, HL City, Sector-37, Bahadurgarh, Jhajjar-124507. Promoter is a Limited Liability Partnership (having 5 partners i.e., Sh. Rishabh Jindal, Sh. Vilas Chhikara, Sh. Satish Kumar, Sh. Vikash Chhikara and Sh. Jagpravesh) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACJ-6228 having PAN No.ABJFR9737K.



# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

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 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
  - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.





# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plot.
- ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e., 02.09.2030. However, the registration shall be co-terminus with the validity of 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.



# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

- IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.427 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning Department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- VI. 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.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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.
- VIII. That as per the joint undertaking dated 24.10.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IX. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- X. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

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 Form REP I.

- XI. 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.
- XII. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- XIII. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- XIV. 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.
- XV. Sh. Ayush Jindal shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.
- XVI. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the Landowner:

Sr. No.	Block	Plot No.	Total No. of Plots	Size in Sq. Yards	Total Area in Sq. Yards
1.	D11	120 to 123, 144 to 147	8	144.848	1158.784




# HARYANA REAL ESTATE REGULATORY AUTHORITY


## PANCHKULA

2.	D1	1	1	142.398	142.398
3.	G5	181 to 185	5	128.271	641.355
4.	H	191 to 196	6	125.580	753.48
5.	D	126 to 131	6	144.848	869.088
<b>Total</b>			<b>26</b>		<b>3565.105</b>

XVII. The Promoter shall submit the permission for construction of Culvert-1 to the Authority after receiving it from the competent Department. Till then, the following plots are freezed :

Sr. No.	Plot No.	Total Plots
1.	175 to 180, 181 to 190, 191 to 196, 197 to 206	32

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member