



# 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. 45 of 2026 dated 12.03.2026 valid upto 11.03.2031 for setting up of a residential colony (under NILP-2022) on land measuring 46.0125 acres in favour of Amolik Fine Spaces LLP, Logers Real Estate Builders LLP, Smt. Kavita Chaudhary, Amolik Luxury City LLP, Amolik Real Galaxy LLP ( now known as HHC Real Housing LLP), HHC Real Housing LLP in collaboration with Northark Infrastructure LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Neoliv Golf One" situated in the revenue estate of Village Kheri-Kalan & Faridpur, Sector-98 & 99A Faridabad vide

**Registration No. HRERA-PKL-FBD-889-2026**      **Dated: 20.04.2026**

2. Promoter of the project is Northark Infrastructure LLP, having its registered address at 2/3, Purani Chungi, Old Faridabad-121002.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

Promoter is a Limited Liability Partnership registered with Registrar of Companies, Haryana with LLPIN ACQ-5201 having PAN No. AAYFN6434F.

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.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- vii) that the promoter shall submit the quarterly progress report 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 **11.03.2031**.

### **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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning Department.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.9214 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.
- 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. 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.
- VII. 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.
- VIII. 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.
- IX. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- X. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- XI. As per the collaboration agreements, the landowners shall get 65% of revenue share out of total revenue realized out of the project land after deduction of pass-through charges.
- XII. That the Promoter shall not advertise, market, book, sell and offer to sale or invite persons to purchase in any manner the following plots which have been mortgaged against EDC and IDW charges, till the said area is de-mortgaged by the Department of Town & Country Planning, Haryana and prior written permission is granted by the Authority. The Promoter shall also publish (visible at the first glance and highlighted) the detailed information of freezing of the said plots in the brochure of the project and website of the Promoter.

Plot No.	Type	Area in Sqm	No. of Plots	Total Area of Plots (Sqm)
293 to 305	B-15	181.116	13	2354.508
321 to 346	B-21	176.375	26	4585.750
347 to 348	B-20	201.275	2	402.550
349 to 357	B-21	176.375	9	1587.375
Comm. -II	-	681.910	1	681.910
358 to 361	B-21	176.375	4	705.500
362 to 366	C-16	150.900	5	754.500
367 to 391	A1	208.390	25	5209.750
399 to 414	B-15	181.116	16	2897.856
		<b>Total</b>	<b>100 Plots+ 1 Commercial Site</b>	<b>19179.70</b>

- XIII. That the Plot Nos. 420 to 507 and 201 to 285 shall be kept frozen till the construction of culverts over the water course.
- XIV. Sh. Bhupender Choudhary (one of the partners of LLP) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

XV. That 75meter wide road passes through the Colony which is neither acquired nor constructed by the Government. However, the Promoter has taken the land on lease and proposed to construct a road having different width and different point to connect the Colony. The Promoter will disclose it prominently while inviting applications from buyers and will not charge the lease amount from the allottees. The Promoter will maintain this road till the acquisition and construction of 75 meter wide road by the Government.

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman