



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. 254 of 2025 dated 22.12.2025 valid upto 21.12.2030 (16.60 Acres) in favour of SNPC Residency Ltd., Sh. Ram Avtar, Smt. Sunil Kumari, Sh. Jogesh Dahiya Sh. Jagvir, Smt. Kavita and Sh. Jatin in collaboration with SNPC Residency Ltd. This license has been granted in addition to license no. 101 of 2025 dated 17.06.2025 valid upto 16.06.2030 (9.506 Acres) granted by Director Town and Country Planning, Haryana in favour of Smt. Kavita, Sh. Jatin, Smt. Vijyanti, Sh. Mohit, Sh. Amarjeet, Sh. Krishan and Sh. Surender Singh in collaboration with SNPC Residency Ltd. for development of an affordable residential plotted colony (under DDJAY-2016). Based on these licenses, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "NV city-1" having total area measuring 26.10625 Acres situated in the revenue estate of Village Pipli, Sector-6, Kharkhauda, District Sonapat vide

Registration No. HRERA-PKL-SNP-853-2026

Dated: 19.02.2026

2. Promoter of the project is SNPC Residency Limited, having its registered office at 993, Sector-6, Bahadurgarh, 124507, Haryana. Promoter is a

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Public Company (Limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN U68200HR2024PLC125682 and PAN No. ABOCS5327C.

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.
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.



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- 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.
- 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 **21.12.2030**. However, the registration shall be co-terminus with 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.
- 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. That the Promoter shall not sell any part of the commercial site measuring 0.921 acres unless the building plans of the said site

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- are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of the commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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, RC number alongwith validity should 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, 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 shall also not 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 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

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correspondence shall be deemed to have been served on the address mentioned in REP-I.

- XIII. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners:

Sh. Mohit and Mrs. Vijanty

S.No.	Type	Block	Plot No.	Total No. of Plots	Total area in sq. yards
1	J	A	A29-A35	7	1,017.387
2	O	A	A148-154	7	1,010.919
3	N	A	A99-A105	7	1,222.019
4	M	A	A62-A66	5	896.460
5	L	A	A51 -A52, A57-A60	6	740.028
6	K	A	A156-A159	4	502.870
7	K1	A	A160	1	113.875
TOTAL				37	5503.558

Sh. Ramavtar and Smt. Sunil Kumari

Sr. No.	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	B1 to B6	6	924.48
2.	B136 to B141	6	975.936
3.	B76	1	176.232
4.	B77	1	162.656
5.	B23 to B25	3	524.238
6.	B44	1	176.390
7.	B78 to B80	3	487.968
8.	B87 to B89	3	482.478
9.	B90	1	161.517
10.	B20 to B22	3	455.529
11.	B142 to B144	3	451.37
12.	B125 to B128	4	650.624
13.	B26 to B28	3	447.267
14.	B58 to B59, B74 to B75	4	650.624
15.	B108 to B110	3	351.849
16.	B48 to B49	2	325.312
17.	B29 to B30	2	298.178
18.	B101 to B102	2	325.312
	Total	51	8,027.96

Smt. Kavita and Sh. Jatin

S.No	Type	Block	Plot No	Total No of Plots	Total Area in Sq Yards
1.	O	A	A147	1	144.417
2.	M	C	E-48,49,50	3	512.478
3.	L	A	M71-75	5	896.460
Total				09	1553.355

Sh. Surender Singh

Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	A	A27 to A28	2	290.682

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2.	A	A108 to A109, A155	3	433.251
3.	A	A97 to A98	2	349.148
4.	A	A67	1	179.292
5.	A	A48 to A50, A61	4	493.352
6.	A	A165	1	125.717
			13	1871.442

Sh. Krishan

Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	A	A131 to A132	2	334.042
2.	A	A129 to A130	2	288.834
3.	A	A5	1	175.696
4.	B	B115 to B117	3	483.169
5.	B	B95 to B98	4	650.624
			12	1,932.365

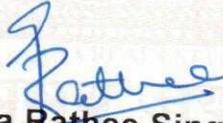
Sh. Amarjeet

Sr. No.	Block	Plot No.	Total No. of Plots	Total Area in sq. yards
1.	B	B119 to B121	3	487.968
2.	B	B45 to B47	3	487.968
3.	B	B40 to B43	4	617.5187
4.	B	B18 to B19	2	302.947
			12	1896.4015

Sh. Jogesh Dahiya and Sh. Jagvir Singh Dahiya

Sr. No.	Plot No.	Size in sq. yards	Total No. of Plots	Total Area in sq. yards
1.	B132-B135	162.656	4	650.624
2.	B10-B13	162.656	4	650.624
3.	B14	151.5954	1	151.5954
4.	B15-B17	151.4734	3	454.4202
5.	B122-B124	162.656	3	487.968
6.	B129-B130	162.656	2	325.312
7.	B105	125.1638	1	125.1638
8.	B106-107	117.2833	2	234.5667
9.	B63-B70	162.656	8	1301.248
10.	B112-B113	117.2833	2	234.5667
11.	B114	125.1638	1	125.1638
12.	B92-B94	160.8261	3	482.4784
			34	5223.731


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member