



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. 10 of 2026 dated 15.01.2026 valid upto 14.01.2031 for an area measuring 10.50625 acres for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) in favour of Sh. Harpal, Sh. Ramesh, Sh. Surrender, Sh. Devender, Sh. Ravinder, Smt. Mukesh Devi, Smt. Jyoti, Sh. Bijender, Shri Krishan, Sh. Jogender @ Joginder, Smt. Nirmal Devi in collaboration with Nextra Dream Town Realty Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Nextra City-3" situated in the revenue estate of village Kharkhauda, Sector- 2, Kharkhauda, Distt. Sonapat vide

Registration No. HRERA-PKL-SNP-929-2026

Dated: 06.07.2026

2. Promoter of the project is Nextra Dream Town Realty Private Limited, having its registered office at Plot No. 4B, Mayur Vihar District Center, Mayur Vihar Extension, Phase-1, East Delhi, 110091. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi-I with CIN U70100DL2019PTC347314 having PAN No AAICC0749F.

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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.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.



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- 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 **14.01.2031**. 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.361 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.
- 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 also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt.

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- 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, 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.
 - 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 shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - ix. 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.
 - x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:

S. No.	Name of the landowners	Plot Numbers / Area (Sq. Yards)	
1	Smt. Nirmla Devi	Plot No.	Area (SqYards)
		5	169.784
		146	159.068
		147	159.068
		148	159.068
		149	159.068
		150	159.068
		155	175.812
		Total	1140.936 Sq. Yards
		Plot No.	Area (SqYards)
2	Shri Joginder Singh	1	172.798
		2	169.784
		3	169.784
		4	169.784
		37	169.784

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		38	169.784
		39	169.784
		40	169.784
		120	177.509
		121	177.509
		126	179.400
		127	179.400
		145	159.068
		158	176.900
		162	178.742
		Total	2589.814 Sq. Yards
3	Harpal	Plot No.	Area (SqYards)
		14	177.319
		15	177.319
		19	177.319
		51	169.784
		61	178.204
		62	178.922
		101	176.802
		96	158.512
		156	176.900
		164	178.742
		Total	1749.823 Sq. Yards
4	Ramesh	Plot No.	Area (SqYards)
		8	169.784
		9	169.784
		10	169.784
		35	169.784
		36	169.784
		65	168.403
		97	158.512
		98	159.151
		103	176.802
		144	159.068
		Total	1670.856 Sqyards
5	Surender Singh	Plot No.	Area (SqYards)
		34	169.784
		50	169.784
		70	168.403
		99	176.802
		100	176.802
		157	176.900
		163	178.742
		58	178.204
		59	178.204
		60	178.204
		Total	1751.829 Sqyards
6	Devender	Plot No.	Area (SqYards)
		13	169.784
		17	177.319
		68	168.403
		93	158.512
		113	171.327

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		114	168.357
		143	159.068
		Total	1172.77 Sqyards
7	Ravinder	Plot No.	Area (SqYards)
		11	169.784
		12	169.784
		16	177.319
		79	168.759
		80	169.439
		94	158.512
		102	176.802
		Total	1190.399 Sq. yards
8	Smt. Mukesh Devi	Plot No.	Area (SqYards)
		53	172.798
		67	168.403
		95	158.512
		Total	499.713 Sq. yards
9	Smt. Jyoti	Plot No.	Area (SqYards)
		18	177.319
		52	169.784
		66	168.403
		Total	515.506 Sq. yards
10	Ramesh Jointly with Smt. Smt. Mukesh Devi and Smt. Jyoti	Plot No. 69	Area (SqYards)
		Mukesh	70.287
		Jyoti	54.494
		Ramesh	43.622
		Total	168.403 Sq. yards
11	Bijender jointly with Krishan and Nextra Dream Town Realty Pvt. Ltd	Plot No. 154	Area (Sq Yards)
		Bijender	26.25
		Krishan	26.25
		Nextra Dream Town Realty Pvt. Ltd.	56.336
		Total	108.836 Sq yards

- xi. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman