



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 163 of 2026 dated 13.08.2026 valid upto 12.08.2031 for setting up of an Affordable Residential plotted Colony under DDJAY 2016 on land measuring 6.51875 acres in favour of Sh. Bhawar Singh S/o Sh. Mahabir Singh, Sh. Rahul-Sh. Rajan Sons-Rajni D/o Smt. Munesh Wd/o Sh. Uresh Pal in collaboration with SNPC Residency Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "NV CITY SONIPAT" situated in the revenue estate of village Jakhauli, Sector-71, Sonipat vide

Registration No. HRERA-PKL-SNP-1002-2026

Dated: 23.10.2026

2. Promoter of the project is SNPC Residency Limited having its registered office at 993, Sector-6, Bahadurgarh, 124507, Haryana. Promoter is a Public Company (Limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN U68200HR2024PLC125682 and PAN No. ABOCS5327C.

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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:
 5. 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) 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.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.
 - vii) 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 12.08.2031.



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Special Conditions:

- I. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Collection Account	2012749540481006
70% RERA Account	2012749540481007
30% Promoter/Free Account	2012749540481005
Bank Name & Address – AU Small Finance Bank, Bahadurgarh IFSC Code AUBL0002545	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

- II. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.
- III. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity 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.
- IV. 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.
- V. 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.
- VI. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion

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certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

- VII. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.
- VIII. 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.
- IX. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.17614 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.
- X. Both the promoter and landowners 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. That following plots coming to the share of landowners cannot be put to sale by the promoter: -

Plot Allotted to Bhanwar Singh

Sr. No.	Plot No.	Total No. of Plots	Size in sq. mtr	Total Area in sq. mtr
1.	4-8A	6	113.985	683.91
2.	9-15	7	107.04	749.28
3.	26-27	2	104.828	209.66
4.	36-37	2	104.828	209.66
5.	41-43	3	118.127	354.38
6.	50	1	138.489	138.49
7.	75-76	2	138.654	277.308
8.	80-84	5	138.654	693.27
9.	96-97	2	147.00	294.00

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10.	104-105	2	123.50	247.00
11.	112	1	97.805	97.805
13.	108-111	4	97.805	391.22
14.	116	1	97.805	97.805
15.	45	1	118.127	118.127
Total		39		4561

Plot Allotted to Rajan Chauhan S/o Ureshpal Chauhan, Rahul S/o Uresh Pal, Rajni D/o Uresh Pal & Munesh Devi widow of Uresh Pal D/o Uday Singh

Sr. No.	Plot No.	Total No. of Plots	Size in sq. mtr.	Total Area in sq. mtr.
1.	1-2	2	113.985	227.97
2.	16	1	107.04	107.04
3.	38-39	2	104.828	209.65
4.	48-49-49A	3	118.127	354.38
5.	57-58	2	146.344	292.69
6.	85-86	2	138.654	277.31
7.	92	1	138.654	138.65
8.	98-99	2	147.00	294.00
9.	115	1	97.805	97.80
10.	113-114	2	97.805	195.61
Total		18		2195.11

- XII. That both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XIII. 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
- XIV. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- XV. That following plots mortgaged against EDC and IDW shall remain frozen till the same is released by DTCP, Haryana and HRERA Panchkula: -



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S.NO.	PLOT NO.	SIZE (IN SQ. Mtr)
1	9	107.040
2	10	107.040
3	11	107.040
4	12	107.040
5	13	107.040
6	14	107.040
7	15	107.040
8	16	107.040
9	17	107.040
10	18	107.040
11	19	107.040
12	20	107.040
13	21	107.040
14	22	107.040
15	23	104.828
16	24	104.828
17	25	104.828
18	26	104.828
19	27	104.828
20	28	104.828
21	29	104.828
22	30	104.828
23	34	104.828
24	35	104.828
25	36	104.828
26	37	104.828



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27	38	104.828
28	39	104.828
29	40	104.828
Total	29	3070.98


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

Schedule -02

PAYMENT PLAN OF PLOTS

Sr. No.	PARTICULARS	%
1.	At the time of Booking	10%
2.	Upon execution of Builder Buyer Agreement within 30 days	BBA will get issued
3.	Upon start of Earth Filling Work	10%
4.	Upon start of sewerage works	10%
5.	Upon start of Storm water line	10%
6.	Upon start of water supply line	10%
7.	Upon start of Internal Road works	20%
8.	Upon start of Landscape works	10%
9.	Upon connecting to external services to internal infrastructure	10%
10.	Upon completion of all services/offer of possession	10% + possession charges
	<u>Possession Charges</u>	
	IFMS	Rs. 50,000.00/-
	ECWC	Rs. 50,000.00/-
	Monthly Maintenance Charges	Rs. 10 per Sq. Yards

For SNPC RESIDENCY LIMITED

[Signature]
Authorised Signatory

SNPC RESIDENCY LIMITED

ALLOTTEE(S)