



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.04.2025.

Item No. 285.10

Request for granting exemption from filing Annual Progress Report and Quarterly Progress Report pursuant to Receipt Of Occupancy Certificate.

Promoter: HL PROMOTERS PRIVATE LIMITED.

Project: "NEW HAVEN BAHADURGARH PHASE 1" a Group Housing Project over an area measuring 5.252 Acres situated in Sector 37, Village Nuna Majra, Bahadurgarh, District Jhajjar, Haryana.

Reg. No.: 22 OF 2017 dated 13.07.2017 valid upto 31.03.2021.

1. The Authorized signatory for HL Promoters Private Limited vide letter dated 20.11.2024 had submitted as follow: -

- i. The said Registration Certificate was issued by RERA Authorities against 5 Towers bearing Tower Nos. 5,6,7,11 & 12 & Convenient Shopping and EWS block, of the said New Haven Project at Sector-37, Bahadurgarh, Village Nuna Majra, District Jhajjar, Haryana and the same was valid till 31.03.2021.
- ii. Occupation Certificate for the said buildings was issued by the Director Town and Country Planning Department vide Memo no. ZP-985/JD(RD)/2021/383 dated 08.01.2021. Post receipt of the Occupation Certificate, Deed of Declaration was registered on 07.04.2021 in compliance with the provisions of the Haryana Apartment Ownership Act, 1983. Copy of the Occupation Certificate and Deed of Declaration are attached as Annexure A.

2. The promoter further submitted that the Annual Progress Report (APR) till the Financial Year 2023-24 had been physically submitted at the Panchkula office of the




Authority and Quarterly Progress Reports ("QPR") till the quarter ending July-Sep 2024 have been uploaded on the HRERA web portal.

3. The promoter requested to update the same in the records so that the promoter may be exempted from filing further QPR and APR in respect of the said Project.
4. The above was heard by the Authority in its meeting held on 11.12.2024 vide item no. 272.13 wherein Authority decided that occupation certificate had been issued on 08.01.2021. Compliances under RERA Act, 2016 are required to be made till grant of completion certificate. Hence, promoter should apply for extension as project was valid upto 31.03.2021 and status of renewal of license be also submitted.
5. On the last date of hearing dated 05.02.2024, the Authority decided to grant one more opportunity to the promoter to comply with the orders of the Authority dated 11.12.2024.
6. Today neither anyone appeared nor any reply filed. The Authority decides to grant one final opportunity to the promoter to comply with the orders dated 11.12.2024 failing which Authority will be constrained to take penal actions as per provisions of RERA Act, 2016.
7. Adjourned to 30.07.2025.



True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

UA (Dhruv)
C. K.