



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 12.11.2025.

Item No. 304.16

Continuation of registration u/s 7(3) of the RERA Act, 2016.

Promoter: M/s Saubhagya Colonisers Pvt. Ltd.

Project: "Milap Estates – I", an Affordable Residential Plotted Colony under DDJAY on land measuring 14.90 Acres being developed at Sector 4 Naraingarh, District Ambala.

Reg. No.: HRERA-PKL-AMB-77-2018 dated 12.12.2018 which was valid upto 30.11.2019. First extension valid upto 30.05.2021, Second upto 30.08.2022. Third upto 30.08.2023. Fourth upto 30.08.2024 and Fifth upto 30.08.2025.

Temp ID: RERA-PKL-356-2018.

Present: Sh. Jyoti and Sh. Munish Budhiraja Director of the company appeared on behalf of promoter.

1. The promoter vide letter dated 03.06.2025 has sought extension of registration of the captioned project under Section- 7(3) of the RERA Act, 2016. Following have been submitted by the Promoter:

- i. Engineer Certificate stating the percentage of completion of construction works as 100%.
- ii. Photographs of the project.
- iii. Payment for extension fee of ₹ 1,72,000/-
- iv. Affidavit from the promoter stating that they have not sold any plot/unit in the
- v. Project while the sale was banned.
- vi. Copy of Completion Certificate for Electrification Plan from UHBVN.
- vii. Copy of Consent to Operate Certificate from HSPCB, Haryana.
- viii. Explanatory Note stating the reasons for delay mentioned as per below:
 - a. The development works of the plotted area were expected to begin in Jan, 2021. However, second wave of Covid- 19 pandemic led to another lockdown because of which completion of development works got delayed.
 - b. The promoter has completed 99% development works.



- c. The Final Development Plan ("Master Plan") of Naraingarh is under revision and Govt. of Haryana has published Draft Development Plan of Naraingarh 1-2 years, ago, which is under finalization.
 - d. Due to revision in Master Plan of Naraingarh, the roads falling/abutting on our Project site is re-aligned (as per draft of master plan). Hence, we may file revision of our Layout of the said Project due to change in Master Plan. Hence, the Project final completion may get delayed.
 - e. That Audit of the Project have already been executed by the Auditor; hence, the promoter requested the Authority to not conduct the Audit for the said Extension application period upto 30.08.2023.
2. The Authority on 25.06.2025 had directed the promoter to submit late fee of 25% of registration fee which amounts ₹ 86,000/- along with CA certificate and Architect certificate stating the percentage of work completed before the next date of hearing i.e., 16.07.2025.
- Thereafter, vide letter dated 11.07.2025, the promoter has submitted the following: -
- a. 25% extension fee as late fee amounting to ₹43,000/- stating that in the order dated 25.06.2025, fee was not as per order dated 07.08.2024). It is now, in order.
 - b. Architect and CA certificate have also been submitted, reflecting all works as 100% complete except park and playground which is 96% complete.
3. Now, vide letter dated 28.08.2025, the promoter has informed that as per orders dated 25.06.2025, some observations have been raised which were attended at their end vide reply dated 11.07.2025. The case was listed for examination on 16.07.2025 and their representative Mr. Jyoti Sidana had attended the case and it was stated that the extension is allowed. In view of the above, they informed that the extracts of the meeting dated 16.07.2025 have not issued/ uploaded for the subjected project. The Project RERA last extension was valid upto 30.08.2025. Therefore, they requested the Authority to issue appropriate orders for extension and issue Extension Certificate as per meeting dated 16.07.2025.
4. On last hearing dated 24.09.2025, Sh. Jyoti Sidana appeared and submitted that application for part completion has been applied and the same is under consideration with the department. He, also, submitted that 3rd party audit has also been done and further, requested for a short adjournment. In view of the above, Authority directs the promoter to submit part completion certificate taking into consideration the notified plan. Further, Authority directs the director of the promoter company to be personally present on the next date of hearing.

The promoter submitted the reply vide letter dated 04-11-2025 which is reproduced as under:



"That the said project is completed in all respect and service have been laid down by the promoter. The License No. 46 of 2017 dated 13.07.2017 is renewed upto 12.07.2026. the Electrification work for this project stands executed and completion certificate for Electrification Plan is already issued by the office of UHBVN (Copy enclosed). The STP is already constructed at site and the consent to operate issued/ approved from the Haryana Pollution Control Board for Sewerage Treatment Plant. (copy enclosed)

Further, we submit that no application of part completion for the DDJAY Licensed Colonies are being considered by the Department. Now, it is further submitted that the 18/24 meters wide road falling/ abutting on our project is under re-alignment in the draft development plan already published by the government of Haryana and final publication of Master Plan of Naraingarh is in process. We need to transfer 18/24 meter roads forming part of the Licensed colony to the Government of Haryana and due to change in Master Plan, the said roads fluctuate and affect the exact planning area of our licensed colony and also changing the coundaries of our Project which further leads un- utilized/ un-determined land use abuts to our Licensed colony.

However , we assure to Hon'ble RERA Authority that we shall apply for Completing Certificate for this project in next 6-7 months irrespective of the approval of Final Master Plan."

5. Along with the reply, the promoter has submitted the following:

Copy of Completion Certificate for Electrification Plan in Milap Estate-I. issued by SDO "OP" S/Division UHBVN, Naraingarh

- i. NOC from Haryana State Pollution Control Board granting consent to operate to M/s SAUBHAGYA COLONISERS PVT. LTD.

6. Today, Sh. Jyoti Sidana and Sh. Munish Budhiraja, director of the company appeared on behalf of the promoter and requested to grant extension for one year. The Authority after perusal of the reply decided to grant continuation of registration for one year which is valid upto 30.08.2026 and directed the office to issue certificate of continuation of registration.

7. Disposed of.

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.

STP (away)

LA Shaller.
Shaller
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