



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.01.2026.

Item No. 310.15

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.

Present:- CS Vijay Gupta on behalf of the promoter

1. The Authorised signatory for HL Promoters Private Limited Vide letter dated 20.11.2024 has submitted as following:-

- a. 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.
- b. 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.
- c. The promoter further submitted that the Annual Progress Report (APR) till the Financial Year 2023-24 has been physically submitted at the Panchkula office of the Authority and Quarterly Progress Reports ("QPR") till the quarter ending July-Sep 2024 has been uploaded on the HRERA web portal.
- d. The promoter requested to kindly 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.
- e. 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 has 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.

- f. On 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.
 - g. No reply was received from the promoter.
 - h. On 23.04.2025, the Authority decided to grant one final opportunity to the promoter to comply with the orders of the Authority dated 11.12.2024 failing which Authority will be constrained to take penal actions as per provisions of RERA Act, 2016.
 - i. On 30.07.2025, none appeared on behalf of the promoter nor any reply filed. The Authority after consideration directed the office to issue a show-cause notice under section 35 read with section 63 directing the promoter to apply for extension failing which penalty will be imposed on the next date of hearing.
 - j. A show-cause notice regarding the same was sent to the promoter vide letter dated 12.09.2025 and by E-mail dated 29.09.2025 which was delivered on 29.09.2025.
 - k. On the last date of hearing i.e. 08.10.2025, The Authority after consideration decided to grant one last opportunity to comply with the orders of the Authority dated 11.12.2024 along with the reply to the show-cause notice dated 12.09.2025 failing which the Authority will be constrained to take penal action as per provisions of RERA Act, 2016.
2. Today Sh. Vijay Gupta appeared on behalf of the promoter and submitted that they have filed a reply to the show-cause notice yesterday and requested for 30 days time to apply for extension. After Consideration the Authority decided to grant one last opportunity to the promoter to apply for extension atleast one week before the next date of hearing. The Authority also directed the office to place on record the reply filed by the promoter on the next date of hearing. The office was also directed by the Authority to issue a show cause notice under Section 7(2) of The Real Estate (Regulation And Development) Act, 2016 for revocation of the registration of the project.
3. Adjourned to 25.02.2026.



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.

LA-Heena

STP


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