



**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 25.02.2026.

**Item No. 314.23**

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.**

I. The Authorised signatory for HL Promoters Private Limited Vide letter dated 20.11.2024 has submitted that:-

- 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..
- 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 registration 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. No reply was received from the promoter.
- g. 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.
- h. 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.
- i. 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.
- j. On 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.
- k. On 14.01.2026, Sh. Vijay Gupta company secretary appeared on behalf of the promoter and submitted that they have filed a reply to the show-cause notice vide letter dated 13.01.2026 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 and the matter was adjourned to 25.02.2026.
- l. Vide reply dated 13.01.2026; the promoter has submitted the reply to the show cause notice dated 27.10.2025 for not applying for extension. They submitted that they have received the Occupancy Certificates vide memo no. ZP-985/JD (RD)/2021/383 dated 08.01.2021 duly issued by the DTCP, Haryana for towers 5, 6,7,11, and 12 and convenient Shopping and EWS block, which are covered under the above registration. The completion date for this project was 31.03.2021. Application for extension of RERA completion date was not required, as the Occupancy certificate was received much before the RERA completion date. The promoter submitted that they have filed their annual compliances and quarterly compliances on time with HARERA and QPR's have been filed till September, 2025. Since the project is complete, Occupancy certificate has been received, all units have been sold, any application for extension of project completion date will only be procedural one, as neither any expenditure is to be incurred nor any units are to be sold. They submit that the application for extension of project upto completion be waived and no penalty be imposed.
- m. The promoter vide letter dated 10.02.2026, has applied for extension of the project under Section-6 of the RERA Act,2016 and has submitted the following documents;



- i. Online payment of ₹ 1, 67,460/-, ₹11,160 and ₹1, 56,300/-.
- ii. Authenticated plan of the project showing the stage of development / construction works undertaken till date.
- iii. Explanatory note regarding the stage of development/ construction works and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'REP-II' at the time of making application for registration of the project.
- iv. Authenticated copy of the permission/approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the authority.
- v. Copy of Occupation certificate dated 08.01.2021.
- vi. Copy of Zoning Plan.
- vii. Engineer, CA and Architect Certificate.

The present application has been examined, and the following shortcomings have been noticed:

(i) In the Affidavit cum declaration, the promoter has mentioned the name of the project as "New Heaven", whereas in the extension Application it is mentioned as "New Haven".

2. The promoter has filed the extension application under Section-6 of the RERD Act, whereas the promoter has not submitted any reason for applying under the force majeure conditions. Hence, the promoter maybe directed to apply under Section-7(3) of the HRERA Act, 2016 since the Registration Certificate granted had already lapsed on 31.03.2021 and the promoter is seeking extension for almost 5 years.

3. The Authority however after consideration decided to grant extension under Section-6 of the Haryana Real Estate Regulatory and Development Authority Act, 2016 due to COVID for six months. The Registration shall now be valid upto 31.09.2021. The promoter is directed to apply for continuation of Registration under Section 7(3) of the Haryana Real Estate and Regulatory Authority Act, 2016. The office is directed to issue a certificate in this regard. Disposed of.



True copy

Secretary, (Acting)  
HRERA, Panchkula

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

CA- Ashu  
Heena  
18/03/2026

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18/3/26  
STP

18/03