



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 22.04.2026.

Item No. 319.38

Intimation regarding transfer of 8.05 acres out of 16.43125 acres being part of license no. 60 of 2014 dated 30.06.2014 from M/s SAS Realtech LLP ("SAS"), which is one of the Land Owning Entity to another Land Owning Entity of the same License i.e. M/s HLT Residency Pvt. Ltd. ("HLT").

Promoter: HL PROMOTERS PRIVATE LIMITED.

Project: "NEW HAVEN BAHADURGARH PHASE 1B" a Group Housing Project over an area measuring 4.316 acres forming part of a Group Housing Colony measuring 21.709 Acres situated in the revenue estate of Village Nuna Majra, Sector37, Bahadurgarh.

Reg. No.: HRERA-PKL-JJR-327-2022 dated:29.07.2022 valid upto 31.03.2026.

Temp ID: 812-2020.

1. The Authorised signatory for HL Promoters Private Limited Vide letter dated 17.11.2025 has submitted as following:-

"With reference to the above said RERA Registration Certificate, please note that the Director, Town & Country Planning, Haryana ("DTCP") vide it's order bearing No. LC-3101-PA(MK)-2025/ 22702 dated 17.06.2025 has granted approval for transfer of 8.05 acres out of 16.43125 acres being part of license no. 60 of 2014 dated 30.06.2014 from M/s SAS Realtech LLP ("SAS"), which is one of the Land Owning Entity to another Land Owning Entity of the same License i.e. M/s HLT Residency Pvt. Ltd. ("HLT")."

2. Also vide reply dated 01.01.2026, the promoter has submitted the following:-

a. The total licensed land admeasuring 21.70925 acres was previously owned by three land owning entities as per the following details:-

| S. No. | Landowning Entities | Land Area | | License No. | License Validity |
|--------|---------------------|-----------|-------|-------------|------------------|
| | | K-M | Acres | | |
| | | | | | |



(K)

| | | | | | |
|---|--|-------|-----------------|-----------------------------|------------|
| 1 | HLT RESIDENCY PVT. LTD. ("HLT") (Subsidiary of Tata Value Home Ltd.) | 67-01 | 8.38125 | 60 of 2014 dt. 30.06.2014. | 29.06.2029 |
| 2 | SAS REALTECH ('SAS') (Subsidiary of HLT) | 64-08 | 8.05 | | |
| | Total | | 16.43125 | | |
| | ADDITIONAL LAND | | | | |
| 3 | HL PROMOTERS PVT. LTD. (Subsidiary of HLT) | 42-4½ | 5.278 | 120 of 2014 dt. 22.08.2014. | 21.08.2029 |
| | Total | | 21.70925 | | |

3. HL Promoters Pvt. Ltd. has been designated as the developer of the project "New Haven Bahadurgarh"

4. As it is apparent from the table above that all three land owning entities were / are directly or indirectly subsidiaries of M/s Tata Value Home Ltd. Share Holding Certificates confirming the same are attached.

5. Further, in order to effectively manage the SAS and HLT as a single entity and in view of several benefits as mentioned below, it was decided to merge SAS with HLT to be in the best interest of their shareholders, creditors, employees and all other stakeholders for the purpose of:-

- i. assisting in rationalizing the corporate structure and reduction of shareholding tiers;
- ii. simplify the decision making, reduce duplication of administrative responsibilities and regulatory compliances; and
- iii. saving administration and other costs associated with managing separate entities.

6. And accordingly vide order dated 10th September, 2024 ("Order") the Scheme of Amalgamation / Merger between SAS (Transferor Company), HLT (Transferee Company) and their respective shareholders was approved by the respected Regional Director (NR), NCT of Delhi and Haryana and in terms of the said Order of the respected Regional Director (NR), the scheme submitted was duly approved.

Further, in terms of Section B clause 5.2 of the said Scheme, "The entire Undertaking of Transferor Company comprising of all the debts, liabilities, duties and obligations of the Transferor Company of every description and also including, without limitation, all movable and immovable properties and assets of Transferor Company comprising amongst others all vehicles, furniture and fixtures, computers / data processing, office equipment, electrical installations, telephones, facsimile and other communication facilities and business licenses, permits, trademarks, patents, registrations, authorizations, if any, rights and benefits of all agreements and all other interests, rights and powers of every kind, nature and description whatsoever, privileges, liberties, easements, advantages, benefits and approvals, shall, without



further act or deed, but subject to the charges affecting the same, be transferred and / or deemed to be transferred to and vested in the Transferee Company so as to become the properties of the Transferee Company.”

7. Further, pursuant to the issuance of said Order by the Regional Director (NR), NCT of Delhi and Haryana, a Deed of Declaration was executed and registered in the office of Sub-Registrar, Bahadurgarh vide Document No. 9252 dated 11.03.2025 for recording the said merger of SAS with HLT in the revenue records after payment of stamp duty of ₹ 1,48,86,000/-. The same has already been mutated in the revenue records vide mutation no. 6093 duly approved on 26.03.2025.
8. Further Director Town & Country Planning, Haryana (DTCP) vide Memo bearing no. Memo No. LC-3101-JE (MK)-2024/34944 dated 19.11.2024 granted in-principle approval for transfer of licensed land admeasuring 8.05 acres previously owned of SAS in favour of HLT.
9. Further in compliance to the above said in-principle approval of DTCP, a public notice was published in 3 newspapers namely **Hindustan Times, Navbharat Times & Times of India** on 09.12.2024, inviting objections from the allottees of the project for the above transfer of land within 30 days from the date of publication of the said Public Notice. Further e-mails were also sent to all the allottees of the project on their last known emails and letters were also dispatched to the allottees informing about the said proposed transfer land and inviting their objections, if any. In addition to the above the same was also hosted on our website "https://uat.tatahousing.com/residential-property-in-delhi/tata-new-haven-bahadurgarh-phase-iii#public_notice". Further, copy of one of the letters sent to all 693 allottees is also enclosed.
10. After completion of all compliances by us, DTCP vide its order bearing No. LC-3101-PA(MK)-2025/ 22702 dated 17.06.2025 has granted approval for above transfer.
11. After issuance of above approval dt. 17.06.2025 of DTCP, the current status of ownership of total licensed land admeasuring 21.7095 is as follows:-

| S. No. | Name of Landowner | Land Area | | License Details |
|--------|---------------------------------------|-----------|-----------------|---|
| | | K-M | Acres | |
| 1 | HLT RESIDENCY PRIVATE LIMITED ("HLT") | 131-09 | 16.43125 | 60 of 2014 dt 30.06.2014 read with order of DTCP bearing No. LC-3101-PA(MK)-2025/22702 dated 17.06.2025 |
| 2 | HL PROMOTERS PVT. LTD. ("HLP") | 42-4½ | 5.278 | 120 of 2014 dt. 22.08.2014 |
| | Total | | 21.70925 | |



12. It is submitted that by virtue of above transfer of licensed land, no third-party interest is created in respect of said license no. 60 of 2014. It was merely transfer of land from one subsidiary company to its parent company. The surviving Company i.e. HLT was already holding land admeasuring 8.38125 acres in the same license and after transfer of 8.05 acres land SAS, HLT became the owner of entire licensed land of 16.43125 acres of License No. 60 of 2014. Here it is also pertinent to mention here that the status of HL Promoters Pvt. Ltd., as the developer of the said project, remains unchanged.

13. In view of the above, it is requested that name of HLT Residency Private Limited may please be recorded as owner of entire land admeasuring 16.43125 Acres bearing license no. 60 of 2014 in RERA Registration certificate bearing No. HRERA-PKL-JJR-327-2022 dated 29.07.2022 (Project ID RERA-PKL-812-2020) for the said group housing Project namely "New Haven, Phase 1B, Bahadurgarh"

14. On 04.02.2026, the Authority after consideration directed the promoter to mark the area of 16.43 acres on the combined site plan of the colony. An affidavit affirming the status of unregistered area from total 21.70925 acres be also submitted and why has it not been got registered from the Authority and the matter was adjourned to 22.04.2026.

15. Now, the promoter vide letter dated 15.02.2026 has submitted the Affidavit dated 14.04.2026 through its authorized signatory **Mr. Kamal Kant Sehgal**, in which they submit that:-

The Director Town & Country Planning, Haryana ((DTCP) has issued two licenses in respect of total 21.70925 acres land situated in the revenue estate of village Nuna Majra, Sector 37, Tehsil Bahadurgarh, Distt. Jhajjar, Haryana in the name and style as "New Haven Bahadurgarh" as per the following details:-

| S. No. | Landowning Entities | Land Area (in Acres) | License No. | License Validity |
|--------|--|----------------------|---|------------------|
| 1 | HLT RESIDENCY PVT. LTD. ("HLT") (Subsidiary of Tata Value Home Ltd.) | 16.43125 | 60 of 2014 dt 30.06.2014 read with order of DTCP bearing No. LC-3101-PA(MK)-2025/22702 dated 17.06.2025 | 29.06.2029 |
| 2 | HL PROMOTERS PVT. LTD. (Subsidiary of HLT) | 5.278 | 120 of 2014 dt. 22.08.2014. (Land kept for Future expansion) | 21.08.2029 |
| | Total | 21.70925 | | |



16. HLP has been designated as the developer of the said Project and out of total 21.7095 licensed land, 16.431 acres land has been registered with HRERA as per the following details:-

| S. No. | Phase Name | Reg. No. | Area (in Acres) |
|--------|------------|---|--|
| 1 | Phase 1A | 22 of 2017 dated 13.07.2017 | 5.252 Acres [5 Towers (Tower No. 5,6,7,11 & 12), Convenient Shopping, EWS Block] |
| 2 | Phase 1B | HRERA-PKL-JJR-327-2022 dated 29.07.2022 | 4.316 Acres [3 Towers (Tower No. 8,9 & 10), Nursery & Primary School] |
| 3 | Phase 1C | HRERA-PKL-JJR-620-2024 | 6.863 Acres (7 Tower 1,2,3,4, 13,14,15, EWS 1 & 2, 7-11 Floors) |
| Total | | | 16.431 |

17. Licenses have been issued for total 21.70925 acres land but building plans for only above mentioned 16.431 acres land (RERA registered phases) have been approved by DTCP. Application for building plan approval in respect of remaining 5.278 acres land is yet to be applied to DTCP.

18. The Company submits that the Company will apply to HRERA for registration of remaining 5.278 acres land under HRERA after grant of approval of building plans by DTCP.

19. The Authority after consideration decided to take on record the name of " HLT Residency Pvt. Ltd. in place of SAS Realtech LLP, as the owner of the entire land admeasuring 16.43125 Acres bearing license no. 60 of 2014 in RERA Registration certificate bearing No. HRERA-PKL-JJR-327-2022 dated 29.07.2022 (Project ID RERA-PKL-812-2020) for the said group housing Project namely "New Haven, Phase 1B, Bahadurgarh"

20. **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.

all ready 11/5/26

STP (away)

LA HEE/NA

Heena
12/05/26