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, hrerapkl-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 16.09.2026.

Item No. 332.28

Representation on behalf of the promoter, M/s Blissfull Estates LLP, regarding rejection of applications for rejection of project namely "SLOTCO EXPERIA"vide orders dated 25.02.2026 passed in TEMP ID RERA-PKL-1997-2026 by the Ld. Authority, Panchkula

1. The Promoter vide letter dated 06.05.2026 has submitted a representation which states that:

This document is a formal representation/appeal by The Blissfull Estates LLP (the "Promoter") regarding the repeated rejection of their registration applications for the project "SLOTCO EXPERIA," an affordable plotted colony in Karnal, Haryana, under the RERA Act, 2016.

The summary of the Promoter's grievances is as follows:

1. Procedural Irregularities in the First Application

Initial Submission: Filed on January 27, 2026.

Rejection: The Authority rejected it on February 25, 2026, citing unresolved observations.

Contention: The Promoter argues the rejection occurred just two days before the statutory 30-day deadline, depriving them of a fair opportunity to submit rectifications.

2. Issues with the Second Application & "Deemed Registration"

Timeline: A fresh application was filed on March 16, 2026. The Authority issued new observations on April 3, 2026 (a Friday evening), demanding a response by April 8, 2026—effectively giving only two working days to reply.

Delayed Communication: Although the rejection order is dated April 8, 2026, it was not uploaded until April 17, 2026 (32 days after submission).

Legal Argument: Under Section 5(2) of the RERA Act, if the Authority fails to approve or reject within 30 days, the project is "deemed registered." The Promoter contends the rejection is invalid as it was communicated after this statutory window.

3. Lack of "Opportunity of Being Heard"

** The Promoter asserts that during the April 8 hearing, the Authority claimed their reply was "not on record" and promised to review it later. Instead, they issued a rejection without further dialogue.*

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** This is alleged to be a violation of *Section 5(1)(b), which mandates that reasons for rejection must be recorded in writing and the applicant must be given a fair hearing.*

4. Disputed Technical & Financial Observations

**Registration Fees:* The Authority claimed a deficit of ₹36,543. The Promoter argues this is inconsistent with previous calculations and that they had already settled a prior deficit of ₹25,896.*

**Other Queries:* The Promoter claims they provided detailed clarifications regarding the payment plan, supplementary agreements (confirming none exist), and the engagement of technical professionals (architects/engineers) via group companies, all of which were ignored by the Authority.*

5. Final Prayer

The Promoter requests the Hon'ble Authority to:

** Set aside* the rejection orders dated February 25 and April 8, 2026.*

** Grant a personal hearing* to address any outstanding concerns.*

**Direct the registration* of the project in accordance with the law.*

2. The project application listed on 03.06.2026 has been granted registration vide Registration Number HRERA-PKL-KRL-915-2026 dated 23.06.2026.

3. On the last date of hearing, i.e. 15.07.2026, Ld. Counsel, Adv. Chitra Singh, appeared and submitted that the application for registration of the above-said project had been rejected twice earlier; however, the same was approved by the Authority for the third time on the basis of the same documents and on the same grounds. After hearing the counsel, the Authority directed Ld. Secretary (Acting) to conduct an internal inquiry regarding the scrutiny of the case and suggest, if any improvements need to be done while scrutinizing such cases.

4. The Ld. Secretary (acting) of the Authority has submitted his report on 08.09.2026 wherein it has been reported that;

Project Overview

i. *Promoter: Blissfull Estates LLP*
ii. *Project Name: "Slotco Experia" (Affordable residential plotted colony under DDJAY-2016)*
iii. *Location: Village Dodwa, Sector-1, Nilokheri Taraori, District Karnal (14.04375 acres)*
iv. *License Details: License No. 62 of 2018 dated 07.09.2018 (renewed up to 06.09.2027)*

Chronological Order of Events

1. ***First Application (Temp ID: RERA-PKL-1948-2026)***
   i. *Received on 27.01.2026;*
   ii. ***10.02.2026:*** *Deficiencies/observations were conveyed to the promoter (20 observations including deficit fee, missing forms, payment plans, and affidavits).*
   iii. ***18.02.2026:*** *The promoter submitted a reply, complying with about 12 deficiencies, however eight deficiencies remained unfulfilled (i.e. iv, viii, ix, xi, xii, xiv, xviii, xx).*
   iv. ***25.02.2026 (Meeting Date):*** *HRERA Panchkula considered Item No. 314.03.*

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v. *Decision: Application returned with liberty to file fresh. Registration fee to be adjusted after deduction of 5% processing charges. Promoter was directed not to advertise, book, or sell plots.*

2. ***Second Application (Temp ID: RERA-PKL-1997-2026)***
   i. *Received on 16/03/2026;*
   ii. *03.04.2026: Deficiency observations conveyed to the promoter (16 observations including payment plan, registration fee deficit by ₹36,543/- (on the basis of 1.75 FAR, third-party rights affidavits, and loan clarifications).*
   iii. *07.04.2026: The promoter submitted a reply. However, 4 deficiencies remained unfulfilled (i.e. vi, ix, x and xvii).*
   iv. ***08.04.2026 (Meeting Date):** HRERA Panchkula considered Item No. 318.03.*
   v. ***Decision:** Application rejected under Section 5(1)(b) of the RERA Act, 2016, with liberty to file fresh. 5% fee deduction applied; promoter restricted from advertising/selling.*

3. ***Third Application (Temp ID: RERA-PKL-2041-2026)***
   i. *Received on 06/05/2026*
   ii. ***21.05.2026:** Deficiencies/observations conveyed to the promoter regarding payment plan, deficit registration fee (₹36,543/-) (to be confirmed by the Promoter as we were calculating fee on the higher side) and also confirmation regarding the potentiality of the Town, supplementary agreements.*
   iii. ***26.05.2026:** The promoter submitted a reply complying with all observations clarifying therein that the proposed project falls in the medium potential zone and also submitted calculation chart of fee accordingly which was found to be in order. As such, this observation did not stand.*
   iv. ***03.06.2026 (Meeting) / 04.06.2026 (Circulation Approval):** HRERA Panchkula considered Item No. 323.03.*
   v. ***Decision:** Application APPROVED for registration subject to 10 special conditions (including submission of 100%/70%/30% bank accounts, public notice, updated payment plan, NOCs, QR code display on marketing material, 5-year maintenance liability, and authorization for Sh. Rajinder Dang to execute sale deeds).*
   vi. ***Disposal:** File consigned to record room after certificate issuance; payment plan to be updated online in REP-I.*

5. Today, the Authority considered the inquiry report and observed that the scrutiny of the case conducted by the office of the Authority is in order. The allegations raised by the learned counsel for the promoter were found to be baseless and without any substance and, accordingly, are rejected. It is further observed that the promoter has been granted registration of the said project vide Registration No. HRERA-PKL-KRL-915-2026 dated 23.06.2026. After considering the matter in its entirety, the Authority decided to dispose of the matter. Accordingly, the matter stands **disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA
2758
Despatch No
Date 14/10/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA (Dhaka)
14/10/26

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