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 07.10.2026.

Item No. 334.33

Representation seeking approval of Revised Estimated Project Cost and consequential updation of financial disclosures in respect RERA Registered Phases Phase-1, Phase-1B & Phase-1C.

Promoter: **HL Promoters Private Limited.**

Project: **"New Heaven, Phase 1B, Bahadurgarh" 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: 29.072022 valid upto 31.03.2026.**

Temp ID: **812-2020.**

1. Letter dated 24.08.2026, has been received from authorized signatory wherein it has been mentioned that:

"HL Promoters Private Limited ("Promoter") is developing a Residential Group Housing Colony namely ***"New Haven Bahadurgarh"*** *("Project") situated at Sector-37, Village Nuna Majra, District Jhajjar, Haryana.The Director Town & Country Planning, Haryana (DTCP) has granted the following two licenses in respect of the said Project:-*

S. No.	*Name of Landowner*	*Land Area (K-M)*	*Land Area (Acres)*	*License Details*
1	*HLT RESIDENCY PRIVATE LIMITED ("HLT")*	*131-09*	*16.4313*	*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		***21.7093***	

2. The Promoter has been designated as the developer of the Project. Owing to the phased development of the Project, the land admeasuring 16.4313 acres covered under License No. 60 of 2014 has been registered with the Haryana Real Estate Regulatory Authority under three separate registrations as under:-

S.No.	Phase Name	Reg. No.	Area (in Acres)	OC Status
1	Phase 1	22 of 2017 dated 13.07.2017, Project ID No. Project ID No. RERA-PKL-763-2019	5.252 Acres [5 Towers (Tower No. 5,6,7,11 & 12), Convenient Shopping, EWS Block]	Received on 08.01.21 [5 for Tower No. 5,6,7,11 & 12), Community Building, Convenient Shopping, EWS Block (GF 1, 2 and part of 3 floor]
2	Phase 1B	HRERA-PKL-JJR-327-2022 dated 29.07.2022 (Project ID RERA-PKL-812-2020)	4.316 Acres [3 Towers (Tower No. 8,9 & 10)	OC dt. 27.07.2026 received for Towers 8, 9 & EWS Block (3rd (partly) 4th and 5th Floors).
3	Phase 1C	HRERA-PKL-JJR-620-2024 dated 01.10.2024 (Project ID RERA-PKL-1511-2024)	6.863 Acres (7 Tower 1,2,3,4, 13,14,15, EWS 1 & 2, 7-11 Floors)	Not received
	Total		**16.4313**	

Though licenses have been issued for a total of 21.70925 acres of land but building plans for only above mentioned 16.431 acres land (RERA registered phases) have been approved by DTCP. We will soon file the application for building plan approval in respect remaining 5.278 acres of land to DTCP. The Promoter will apply to HRERA for registration of remaining 5.278 acres land under HRERA after grant of approval of its building plans by DTCP.

It is pertinent to mention that at the respective dates of registration, the Estimated Project Cost for each registered phase was determined on the basis of the information, projected quantities, anticipated allocation of common infrastructure and estimated expenditure available at that point of time.

However, during execution of the Project, the actual deployment of common infrastructure, external development works, statutory payments and other shared expenditure have become ascertainable. Consequently, the allocation of common expenditure amongst the three registered phases has been rationalised on the basis of the saleable area attributable to each phase.

In addition to the above, financing cost attributable to the respective phases has also been determined having regard to the utilisation of project funds and has accordingly been allocated amongst the respective registered phases.

As a consequence of the above exercise, the Estimated Project Cost attributable to each registered phase requires revision so that the financial disclosures maintained on HARERA Portal correctly represent the actual financial status of the respective registered projects.

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A Comparative Table of all the above three RERA registered Phases with initially declared Estimated Cost at the time of RERA registration with revised Estimated Cost is being produced below to give a better idea on the subject:-

Comparative Table

S.No.	Particulars	Existing Cost (₹ In Lakhs) - A	Revised cost (₹ In Lakhs) - B	Difference (B-A)
1	**Phase-1A**			
i)	Land	2,802.54	3,479.72	
ii)	Estimated cost of construction of apartments	22,393.85	13,305.04	
iii)	Estimated cost of infrastructure and other structures	2,248.94	2,149.67	
iv)	Other costs including EDC, Taxes, Levies etc.	1,422.22	2,241.60	
v)	Interest (Part of S. No. iv above)	-	4,690.42	
	Total	**28,867.55**	**25,866.45**	**-3,001.10**
2	**Phase-1B**			
i)	Land	2,507.91	1,583.75	
ii)	Estimated cost of construction of apartments	6,673.00	10,489.31	
iii)	Estimated cost of infrastructure and other structures	392.00	1,685.89	
iv)	Other costs including EDC, Taxes, Levies etc.	5,076.40	1,842.11	
v)	Interest (Part of S. No. iv above)	-	1,316.10	
	Total	**14,649.31**	**16,917.16**	**2,267.85**
3	**Phase-1C**			
i)	Land	4,440.12	7,637.18	
ii)	Estimated cost of construction of apartments	26,110.68	37,181.32	
iii)	Estimated cost of infrastructure and other structures	643.50	1,103.72	
iv)	Other costs including EDC, Taxes, Levies etc.	8,987.50	2,929.19	
v)	Interest (Part of S. No. iv above)	-	820.70	
	Total	**40,181.80**	**49,672.11**	**9,490.31**
	Grand Total of 1, 2 and 3	**83,698.66**	**92,455.72**	**8,757.06**
	Total of S. No. 1, 2 and 3 (excluding Land and interest Cost)	**73,948.09**	**72,927.85**	**-1,020.24**

On scrutiny of the above Comparative Table, you will note that though the total combined estimated cost of all three Phases has increased by ₹8,757.06 lacs (87.57

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Crores), but the actual cost of construction (excluding Land and Interest Cost) has been reduced by ₹1020.24 lacs (i.e. ₹ 10.20 Crores).

It is respectfully submitted that the proposed revision is purely financial in nature and is intended only to ensure correctness and transparency of statutory disclosures maintained before the Authority.

*It is pertinent to mention here that the revision in estimated cost does **not** involve:*

- *any change in the sanctioned layout or building plans;*
- *any increase or decrease in the approved FAR;*
- *any alteration in the approved number of units;*
- *any modification in the specifications offered to the allottees;*
- *any adverse impact upon the rights or interests of the allottees.*

The revised Estimated Project Cost for each phase is duly supported by the enclosed Chartered Accountant's Certificate, Engineer's Certificate and Architect's Certificate together with the Affidavit of the Promoter. The revised figures have been prepared on the basis of the project records and financial information maintained by the Promoter.

The Promoter is voluntarily approaching the Hon'ble Authority for approval of the revised Estimated Project Cost so that the financial information displayed on the HARERA Portal remains accurate, transparent and consistent with the actual execution of the project.

The promoter has prayed to the Authority to:

a) *approve the revised Estimated Project Cost of all the three registered phases of New Haven Bahadurgarh Group Housing Society;*
b) *take on record the revised Architect's Certificate, Engineer's Certificate, Chartered Accountant's Certificate and Affidavit submitted herewith; and*
c) *pass such other order(s) as may be deemed fit in the interest of justice and proper regulatory compliance.*

It has also been mentioned that for 91.41% Part Occupation Certificate (OC) has been received vide Memo No. ZP-985-Vol.-II/JD(RA)/2026/26478 27.07.2026 for Towers 8, 9 & EWS Block (3rd (partly) 4th and 5th Floors and Copy of the said OC attached.

The Estimated Project Cost presently appearing on the HARERA Portal was based upon the estimates available at the time of registration. During execution of the integrated township, the allocation of common expenditure amongst the registered phases has been rationalised on the basis of saleable area. Financing cost attributable to the present phase has also been appropriately allocated based upon utilisation of project funds. Consequently, the Estimated Project Cost attributable to the present registered phase stands revised as under:

Particulars	*Existing Cost (₹ In Lakhs)*	*Revised cost (₹In Lakhs)*
Cost of the Land (if included in the estimated cost)	*2507.91*	*1583.75*
Estimated cost of construction of apartments	*6673.00*	*10489.31*
Estimated cost of infrastructure and other	*392.00*	*1685.89*

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structures		
Other costs including EDC, Taxes, Levies etc.	*5076.40*	*3158.21*
Total	*14649.31*	*16917.16*

The amount disclosed under "Other Cost" in the Revised Cost also includes the financing/interest cost (₹ 1316.10 Lakhs) attributable to the project, since the prescribed HARERA portal does not provide a separate disclosure head for such cost. The revised Estimated Project Cost is fully supported by the Chartered Accountant's Certificate, Engineer's Certificate, Architect's Certificate and Affidavit. The proposed revision is confined only to the financial disclosures relating to the project and does not affect the sanctioned plans, specifications, FAR, approved units or the rights of any allottee.

After perusal of office record, it transpired that QPR has been uploaded upto 30.06.2026 in Rep-1 Part C

Estimated cost of the project:	14649.31 Lakhs
i. Cost of the land (if included in the estimated cost)	2507.91 Lakhs
ii. Estimated cost of construction of apartments	6673 Lakhs
iii. Estimated cost of infrastructure and other structures	392 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	5076.4 Lakhs

3. Today the Authority after consideration directs the promoter to submit approved service plans and estimates and explain in tabular form phase wise variations in the cost as per the Service plans estimates approved by DTCP. The promoter is also direced to apply for extensions as registration was valid upto 31.03.2026 and Part Occupation Certificate (OC) has been received vide Memo No. ZP-985-Vol.-II/JD(RA)/2026/26478 27.07.2026 for Towers 8, 9 & EWS Block (3rd (partly) 4th and 5th Floors for 91.41%.

4. Adjourned to **02.12.2026**.

Haryana Real Estate Regulatory Authority Dispatch No. 2904 Dated 21/10/26 PANCHKULA

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 Invite

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