



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.08.2024.

Item No. 263.14

Continuation of registration for fifth year under Section 7(3) of the RERA, Act 2016.

Promoter: M/s Saubhagya Colonisers Pvt. Ltd.

Project: "Milap Estates - I", an Affordable Residential Plotted Colony under DDJAY on land measuring 14.90 Acres being developed at Sector 4, Naraingarh, District Ambala.

Reg. No.: HRERA-PKL-AMB-77-2018 dated 12.12.2018 which was valid upto 30.11.2019. First extension valid upto 30.05.2021, Second extension granted upto 30.08.2022. Third extension granted upto 30.08.2023, Fourth extension granted upto 30.08.2024.

Present: Mr. Jyoti Sidana, Authorized Representative.

1. The promoter vide letter dated 29.08.2023, had applied for 4th year extension of registration of their project and the Authority in its meeting held on 10.07.2024 vide item no 259.38 has decided that registration certificate shall remain in force under Section 7 (3) of the RERA Act, 2016 for fourth year i.e., upto 30.08.2024 and also allowed sale in the project.
2. The Authority further observed that the promoter should apply separately for further extension
3. The promoter vide letter dated 14.06.2024 had applied for further extension of the said project upto 30.08.2025 along with requisite documents and fee (which was in order). The promoter had further informed that development works in the said Project are 95% complete and services have been laid down at site. Due to revision in Master Plan of Naraingarh, the roads falling/ abutting on Project site are re-aligned (as per draft of master



plan). Hence, they have to revise Layout of the said Project and hence, the Project final completion has been delayed by approx. one-year period.

4. Now, vide letter dated 19.06.2024, the promoter has submitted that they had already applied for extension of fifth year period on 14.06.2024, i.e., upto 30.08.2025 which was even discussed during the meeting held on 10.07.2024. The subject of orders is also made part of application for fourth- and fifth-year continuation under Section 7 (3) of the RERA Act, 2016 but as per last para extension of only fourth year was allowed.

5. In view of the above, the promoter has requested that since they had already applied for continuation of registration for fifth year upto 30.08.2025 and audit of the project has already been executed on 22.05.2024, they may be exempted from audit of the project and extension may be granted.

6. Copy of application dated 14.06.2024 on REP-V has also been enclosed by the promoter.

7. After consideration, Authority decided to allow continuation of registration for fifth year, i.e., up to 30.08.2025 under Section-7(3) of RERA Act, 2016.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]

17/9/24

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

CA (Shubham)