



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 1579 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

HL Promoters Private Limited

....RESPONDENT

**CORAM:** Nadim Akhtar  
Dr. Geeta Rathee Singh

Member  
Member

**Date of Hearing:** 28.08.2024

**Hearing:** 5<sup>th</sup>

**Present:** None.

**ORDER** (Nadim Akhtar-Member)

This suo-motu complaint was registered against the respondent for not complying with the orders of the Authority dated 01.08.2022 vide item no. 180.28 (x) (in the matter relating to "New Heaven, Phase 1C, Bahadurgarh" a Group Housing Colony on land measuring 7.64 acres (part of larger group housing colony measuring 21.709 acres) situated in Village Nuna Majra, Sector-37, Bahadurgarh wherein following deficiencies were conveyed: -

*“i) Registration fee is deficit by Rs. 2,02,946.*

*ii) Applicant/promoters submitted an unregistered General Power of Attorney. Shri Vijay Gupta appearing for applicant/promoter requested that this project may be registered for facilitating early marketing of the project. Subject to submission of registered and irrevocable GPA within one month, Authority is unable to accept the request. A registered and irrevocable GPA in favour of applicant to develop, market and sell the project and to execute conveyance deeds should be submitted.*

*iii) Date of approval of layout plans and building plans from Town and Country Planning Department have also not been uploaded.*

*iv) Name of the person who has been authorized to operate the escrow account has not been mentioned in the application.”*

2. *Deficiencies pointed out above have been rectified by the promoters except deficit fee and address of persons operating the escrow account. Sh. Vijay Gupta states that the same will be complied shortly.*

3. *Subject to the foregoing, Authority decides to register the project. Registration Certificate be issued only after compliance of the above and updating the date of approval of layout plan and addresses of persons operating the escrow account on the web portal of the Authority.”*

2. On 10.01.2024, CS Vijay Gupta appearing on behalf of respondent stated that the building plans of the site have not yet been revised by the Director, Town and Country Planning Haryana. The plans will be submitted as and when approved. Taking note of the same, Authority granted one last opportunity to the respondent to submit the plans of the phase proposed to be registered clearly mentioning the FAR proposed to be achieved.

3. Thereafter, the respondent vide reply dated 18.03.2024 has informed that:-



- i. They had applied for registration of phase 1 B of the project, when the Authority had directed that the Registration application for Phase 1B can be considered only when they submit an application for registration of the remaining land, i.e., 7.64 acres also.
- ii. That they had apprised the Authority that the plans for the balance project of 7.64 acres are tentative. However, they were directed to submit the Registration application for the remaining 7.64 acres also on the basis of available (tentative) plans. Accordingly, the application for registration of phase 1-C admeasuring 7.64 acres was submitted on the basis of tentative plans.
- iii. That we have not launched phase 1C till now. The Final Area of the Phase 1-C is 6.863 acres. FAR proposed to be achieved in Phase 1C is 56,445.83 Sq. mt.
- iv. That the detail of the Authorized Signatory who has the authority to operate the Escrow account is as per the Board Resolution attached.
- v. The breakup of the site shall be as under:

| S. No | Particulars  | Area (Acres) |
|-------|--|--------------|
| 1.    | Total site area -  | 21.709       |
| 2.    | Area Registered in phase 1 (Registration No HARERA-22 of 2017)- and Occupancy Certificate received | 5.252        |
| 3.    | Area Registered in phase 1 B (Registration No HARERA-PKL-JJR-327 - 2022)                           | 4.316        |
| 4.    | Area to be Registered as Phase 1C  | 6.863        |

|    |  |       |
|----|--|-------|
| 5. | Area marked in the approved plans for future expansion | 5.278 |
|----|--|-------|

4. The above was considered on 20.03.2024, whereby the Authority observed that the application filed by the respondent in the name of project "New Heaven, Phase 1C, Bahadurgarh" is a portion of Group Housing Colony measuring 7.64 acres which has been revised to 6.83 acres and 5.27 acres is for future expansion. The respondent was therefore directed to submit a fresh application based on the revised area and withdraw the earlier application.
5. On the last date of hearing, i.e., 22.05.2024, Sh. Vijay Gupta stated that online revised application for an area measuring 6.83 acres has been filed by them and will be submitted in the registry of the Authority. However, application for withdrawal of present application for 7.64 acres has not been filed by them. Authority therefore observed that the respondent should first file the application for withdrawal of the present case along with 5% processing fee, only then the application for revised area will be examined by the Authority.
6. Now, the promoter has applied afresh alongwith the application for withdrawal of the present case and 5% processing fee, the same has been considered by the Authority in the project registration matters.
7. In view of the above, the show cause notice issued against the respondents is hereby discharged. This Suo Motu Complaint shall stand **disposed of**. The status



of Temp Id RERA-PKL-1034-2022 be updated on the web portal as “withdrawn as rejected”. File be consigned to record room after uploading of orders.



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**Dr. Geeta Rathee Singh**  
[Member]



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**Nadim Akhtar**  
[Member]

