



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 23.02.2022.

Item No. 166.12

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter :** HL Promoters Pvt. Ltd.

Project : "New Heaven, Phase 1B, Bahadurgarh" - Group Housing Colony on land measuring 3.116 acres (part of larger area measuring 21.709 acres) situated in Village Nuna Majra, Sector-37, Bahadurgarh.

Temp ID: RERA-PKL-812-2020

Present: Sh. Vijay Gupta, Counsel for promoter.

1. Authority in its 160th meeting held on 20.12.2021 had observed that:-

"2. **** Authority observes that the area under consideration 3.116 acres is a part of larger Group Housing Colony measuring 21.709 acres (License no. 60 of 2014 dated 30.06.2015 & License no. 120 of 2014 dated 24.08.2014). The said area of 21.709 acres has been arranged by way of integrating area measuring 16.431 acres from License No. 60 of 2014 and 5.278 acres from License No. 120 of 2014. The promoter has got the revised building plans of integrated area approved on 11.07.2019 from the Town & Country Planning Department. Now, the promoter is intending to build 307 apartments within 14 towers as has been mentioned in REP-I(Part-C).

3. After perusal of record, it has been revealed that out of total area of 16.431 acres (license no. 60 of 2014) an area measuring 5.252 acres Group Housing Project is already registered with the Authority vide Reg. No. 22 of 2017 dated 13.07.2017. Now, after integrating areas of the aforesaid licenses i.e. 60 of 2014



and 120 of 2014, the promoter has filed an application for registration of only 3.116 acres, whereas 13.341 acres still remains to be registered. The area 5.252 acre already registered is also a part of the colony.

4. Further, since license No 60 of 2014 has been granted to HLT and SAS and the promoter in this case is HL Promoters Pvt. Ltd, therefore, registered irrevocable/POA conferring upon the promoter all rights to advertise, sell and to execute conveyance deeds in favour of prospective allottees should be submitted.

5. Sh. Ashok, representative of applicant/promoter appeared through video conferencing and informed that since, they are intending to develop only 3.116 acres at present and are not planning to develop remaining area in near future, and nothing has been sold from the unregistered area therefore, an application for only 3.116 acres has been filed for registration. He did not state anything about 5.252 acre area already registered.

6. Taking note of the above, Authority is of the view that if remaining area is not proposed to be developed and marketed, then the promoters should either surrender the license in respect of rest of the land or should get phasing of the project done from Town and Country Planning Department. Alternatively, promoter/applicant should file an application for entire unregistered project area.

Therefore, Authority grants an opportunity to the applicant/promoter to clarify their position in this regard and directs that owner of the company or his representative who is fully conversant with the facts of the project should appear before the Authority on the next date of hearing.

7. Following other deficiencies have been observed in the application:-

- a. The plans, financial documents and collaboration agreements submitted are not legible at all. Legible copies of these documents should be submitted.



b. The promoter has availed a loan of Rs. 50 cr. on the project land but has not specified the details of the land mortgaged. This information has also not been incorporated in perfroma-C of the application.

2. In compliance of the above orders, applicant/promoter has submitted its reply vide letter dated 11.02.2022 stating that:-

- a. The promoter is intending to build 309 units over the land measuring 4.316 acres. By mistake the total land area was mentioned as 3.116 acres instead of 4.316. The registration fee has been deposited for 4.316 acres. Therefore, the applicant has requested to modify the registration application accordingly.
- b. Since, license No 60 of 2014 has been granted to HLT and SAS and the promoter in this case is HL Promoters Pvt. Ltd, therefore, promoter/applicant has submitted registered and irrevocable collaboration agreement along with General Power of Attorney.
- c. Out of total project area of 21.709 acres, promoter has already got registered 5.252 acres vide registration no. 22 of 2017 dated 13.07.2017 for which Occupation Certificate has already been received. Since the promoter is developing the project in phases, therefore, applicant/promoter has applied for registration of Phase 1 of the project on land measuring 4.316 acres and with respect to balance project i.e. Phase II, the promoter intend to develop and complete the same separately and registration of the same be done in due course of time.

3. Taking note of the aforesaid reply, the Authority observes that:-


- i. Since the applicant/promoter has requested to amend the application from 3.116 acres to 4.316 acres, therefore, he is directed that representative of promoter company may visit the office of Authority and amend the online A-H proforma accordingly and submit a hardcopy of the same before next date of hearing.
- ii. The General Power of Attorney submitted by the promoter is neither registered nor does it confers complete powers to develop, market, sell and execute conveyance deeds in favor of applicant/promoter. Therefore, promoter is directed to submit registered/irrevocable GPA conferring complete powers of developing the above colony,



advertising, selling and executing conveyance deeds to the applicant/promoter.

- iii. The promoter has submitted application for registration of area measuring 4.316 acres, however, out of total licensed area of 21.709 acres an area measuring 12.141 acres still remains to be registered. Since the promoter wants to develop the project in phases and intend to develop and complete the same separately, therefore, promoter is directed to submit a separate application for registration for an area measuring 12.141 acres before next date of hearing.
 - iv. The promoter shall mark the lands of licenses i.e. 60 of 2014 and 120 of 2014 on integrated layout plan and also mark the area on layout plan for which application for registration has been filed by the promoter i.e. 4.316 acres.
4. Adjourned to 28.03.2022.

True copy


Executive Director,
HRERA, Panchkula

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



LA (Shubham)