



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 11.04.2022 and 12.04.2022.

Item No. 170.18

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. When this matter last came up for consideration on 23.02.2022, Authority had made the following observations:-

- 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 confer 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 of the remaining 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.
2. In compliance of the above orders, applicant/promoter has submitted its reply vide letter dated 25.03.2022 stating that:-
- i. Revised A-H form duly signed to make changes in the form is enclosed.
 - ii. Power of Attorney highlighting clause 7 and 8 which confers complete powers in favour of developer to market, sale and execute conveyance deeds in favour of allottees is enclosed.
 - iii. Since the project is to be completed in three phases i.e. Phase 1 (5.252 Acres already registered), Phase 1-B (4.316 Acres applied), Phase 1-C (7.64125 Acres applied) Therefore, the promoter have submitted fresh RERA Registration application for 7.64 Acres and stated that remaining 4.49 Acres will be registered after getting their building plans approved in future.
 - iv. The layout plan clearly marking Phase 1. Phase 1-B, Phase 1-C and remaining left out area for future development is attached.
3. Taking note of the aforesaid reply, the Authority observes that:-
- i. Requisite amendments be made by the office in online application A to H form with regard to amended application from 3.116 acres to 4.316 acres.
 - ii. Registration fee is still deficit by Rs.1,32,832/-.

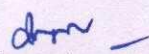


iii. All the phases of the project have been earmarked on layout plan submitted to the Authority along with application. Entire land comprised of two licenses bearing No. 60 of 2014 dated 30.06.2014 and 120 of 2014 dated 22.08.2014. Applicant/promoter M/s H.L. Promoters Pvt. Ltd. is the licensee of License No. 60 of 2014 and two companies M/s HL Residency and M/s SAS Realtech are licensees of License No. 120 of 2014. Both the licensee Companies of License No. 60 of 2014 and 120 of 2014 have executed a registered and irrevocable Collaboration Agreement vide which all powers have been conferred upon the applicant/promoter for development of the colony, sale of plots and to execute the conveyance deeds.

General Power of Attorney has also been executed in favour of the applicant/promoter by the other two licensee companies but the same is not registered and is also not irrevocable. Shri Vijay Gupta appearing on behalf of applicant/promoter requested that this project may be registered for facilitating marketing of the project. The Authority is of the view that before the Project is registered, the GPA in favour of the applicant/promoter should be got registered and it should be irrevocable.

4. Subject to the foregoing facts, Authority in principle decides to register the project. Registration Certificate will be issued only after receipt of registered irrevocable General Power of Attorney and deposit of deficit fee.

True copy


Executive Director,
HRERA, Panchkula



LA (Shubham)

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