



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 06.02.2023.**

**Item No. 199.15**

**(vi) Promoter: HL Residency Pvt. Ltd.**

**Project: "HL City" an Affordable plotted colony under DDJAY, 2016 on land measuring 5.481 acres situated in the revenue estate of Village Nuna Majra, Sector 37, Bahadurgarh, Distt. Jhajjar.**

**Temp ID: RERA-PKL-1211-2023**

**Present: Sh. Virender Jindal on behalf of promoter.**

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 11 of 2023 dated 17.01.2023 was granted in favour of H.L. Residency Proprietorship Firm (Proprietor Shailja), Triveni Motels and Resorts Pvt. Ltd and HL Residency Pvt. Ltd. in collaboration with HL Residency Pvt. Ltd. for development of an affordable residential plotted colony under DDJAY-2016 for an additional area measuring 4.893 acres (in addition to license no. 75 of 2018 dated 16.11.2018 measuring 7.7625 acres and license no. 72 of 2022 acres measuring 0.587 acre) situated in the revenue estate of Village Nuna Majra, Sector 37, Bahadurgarh, Distt. Jhajjar. Applicant/promoter appearing on behalf of promoter apprised the Authority that they have already got completion certificate in respect of 7.76 acres vide DTCP letter dated 24.05.2021 and propose to register the remaining area of 5.481 Acres.

2. The application was examined and following deficiencies are observed:-

i. DD No. 21204 dated 21.11.2018 amounting to Rs. 1,69,621/- has been mentioned in REP-1 Part A. However, no details have been given of the said amount.





- ii. The General Power of Attorney is registered but not irrevocable (as it mentions except in case of death.)
  - iii. The plots which will be allotted to landowner/licencees in lieu of consideration should be earmarked on the layout plan. These plots cannot be put to sale by the promoter.
  - iv. In the rectification deed dated 07.11.2022, a reference of Principal collaboration agreement dated 27.05.2022 has been made. However, a copy of the same is required for examination.
  - iv. Page no. 49-50 of the Rectification deed dated 07.11.2022 are not in continuity. A complete copy of the same be provided.
  - v. Financial statements of last 3 years have not been submitted.
  - vi. The promoter shall submit an affidavit to the effect that no third party rights have been created in respect of the project land proposed to be registered.
  - vii. Under Rep I Part C, the promoter has mentioned that Rs. 300 Lakhs have been incurred till the date of application, making it an ongoing project.
  - viii. Address of person operating the escrow account is not given.
  - ix. The promoter has mentioned "Yes" in the column of demarcation and zoning plan (under REP-I Part C). However, copies of the same have not been enclosed.
  - x. The promoter has mentioned an FAR of 3.56 as Permissible FAR and 3.54 as FAR Proposed to be utilized in column of REP-I Part B. The same needs to be reconciled.
  - xi. Approvals/NOC granted mentioned as "Yes" at Sr. No. 3 of REP I Part C will require correction.
3. Applicant/promoter should comply with the observations before next date of hearing.

Adjourned to 20.03.2023.



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)