



**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 11.09.2024.

Item No. 265.37

(ix) Promoter: HL Promoters Private Limited.

Project : "New Haven, Phase 1C, Bahadurgarh" a Group Housing Colony on land measuring 6.863 acres for (FSI 55,009.20 sq. mtrs.) part of larger group housing colony measuring 21.709 acres situated in Village Nuna Majra, Sector-37, Bahadurgarh.

Temp ID : RERA-PKL-1511-2024

Present: Sh. Kamal Kant Sehgal, Vice President on behalf of promoter.

1. This application is for registration of the project namely "New Haven, Phase 1C, Bahadurgarh" a Group Housing Colony on land measuring 6.863 acres (proposed FSI 55,009.20 sq. mtrs.) part of larger group housing colony measuring 21.709 acres situated in Village Nuna Majra, Sector-37, Bahadurgarh being developed by HL Promoters Pvt. Ltd. License No. 60 of 2014 dated 30.06.2014 has been granted in favour of M/s HLT Residency Pvt. Ltd. and M/s SAS Realtech Pvt. Ltd. in collaboration with M/s HL Promoters Pvt. Ltd. for land measuring 16.43 acres and License No. 120 of 2014 dated 22.08.2014 has been granted in favour of M/s HL Promoters Pvt. Ltd. for land measuring 5.278 acres.

2. The application was examined and following observations were conveyed to the promoter on 06.09.2024:

- i. License No. 120 of 2014 dated 22.08.2014 and 60 of 2014 dated 30.06.2014 are not valid as on date.
- ii. Since building plans have been revised by the promoter on 15.07.2024 therefore fresh environmental clearance will have to be obtained/submitted to the Authority.



- iii. As the owner/licencee has agreed to a revenue sharing modal with the promoter in the collaboration agreement therefore their shareholding will be mentioned in the registration certificate by stating that this amount could only be withdrawn from the 30% free account.
3. The promoter vide reply dated 10.09.2024 has complied with the above deficiencies and the Authority found the project fit for registration subject to the following special conditions:
- i. That as per the joint affidavits dated 29.08.2024: -
    - (a) Both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
    - (b) no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
    - (c) Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
  - ii. That as per undertaking dated 09.09.2024, the revenue to be shared with the landowners from the sale of plots can only be withdrawn from the 30% account.
  - iii. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
  - iv. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 45 days from the date of issuance of this registration certificate.
  - v. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.



4. Disposed of. File be consigned to record room after issuance of registration certificate.



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 (Dhruv)