



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 25.06.2025.**

**Item No. 290.18**

**Sixth Extension under Section-7(3) of RERA Act, 2016.**

**Promoter: M/s Saubhagya Colonisers Pvt. Ltd.**

**Project: "Milap Estates – I", an Affordable Residential Plotted Colony under DDJAY on land measuring 14.90 Acres being developed at Sector 4 Naraingarh, District Ambala.**

**Reg. No.: HRERA-PKL-AMB-77-2018 dated 12.12.2018 which was valid upto 30.11.2019. First extension valid upto 30.05.2021, Second upto 30.08.2022. Third upto 30.08.2023. Fourth upto 30.08.2024 and Fifth upto 30.08.2025.**

**Temp ID: RERA-PKL-356-2018.**

**Present : Sh. Jyoti Sidana on behalf of the promoter.**

1. The promoter vide letter dated 03.06.2025 has sought extension of registration of the captioned project under Section- 7(3) of the RERA Act, 2016. Following have been submitted by the Promoter:

- i. Engineer Certificate stating the percentage of completion of construction works as 100%.
- ii. Photographs of the project.
- iii. Payment for extension fee of ₹ 1,72,000/-
- iv. Affidavit from the promoter stating that they have not sold any plot/unit in the
- v. Project while the sale was banned.
- vi. Copy of Completion Certificate for Electrification Plan from UIIBVN.
- vii. Copy of Consent to Operate Certificate from HSPCB, Haryana.
- viii. Explanatory Note stating the reasons for delay mentioned as per below:



- a. The development works of the plotted area were expected to begin in Jan, 2021. However, second wave of Covid- 19 pandemic led to another lockdown because of which completion of development works got delayed.
  - b. We have completed 99% development works.
  - c. The Final Development Plan ("Master Plan") of Naraingarh is under revision and Govt. of Haryana has published Draft Development Plan of Naraingarh 1-2 years, ago, which is under finalization.
  - d. Due to revision in Master Plan of Naraingarh, the roads falling/abutting on our Project site is re-aligned (as per draft of master plan). Hence, we may file revision of our Layout of the said Project due to change in Master Plan. Hence, the Project final completion may get delayed.
  - e. That Audit of the Project have already been executed by the Auditor, hence, we request the Hon'ble RERA Authority to not conduct the Audit for the said Extension application period upto 30.08.2023.
2. However, the promoter needs to submit late fee of 25% of registration fee which amounts ₹ 86,000/- along with CA certificate and Architect certificate stating the percentage of work completed.
  3. After consideration, the Authority directed the promoter to submit the above before the next date of hearing.
  4. Adjourned to 16.07.2025.



True copy

Executive Director,  
HIERA, Panchkula

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

LA Vargha

Panchkula