



**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 03.12.2025.**

**Item No. 306.03**

(ix) **Promoter:** HL Residency.

**Project:** "HL CITY GOLD", an Affordable Residential Plotted Colony (under DDJAY-2016) over an additional area measuring 2.00 acres bearing Licence No. 219 of 2025 dated 11.11.2025 valid upto 10.11.2030 (in addition to licence No. 69 of 2021 dated 17.09.2021 granted for area measuring 9.6861 acres) situated in the revenue estate of Village Nuna majra, Sector 37, Bahadurgarh, District Jhajjar.

**Temp ID:** RERA-PKL-1873-2025.

**Present:** Sh. Vijender Jindal on behalf of the Promoter.

1. This application is for registration of the project namely; "HL CITY GOLD", an Affordable Residential Plotted Colony (under DDJAY-2016) over an additional area 2.00 acres bearing Licence No. 219 of 2025 dated 11.11.2025 valid upto 10.11.2030 (in addition to licence No. 69 of 2021 dated 17.09.2021 granted for 9.6861 acres) situated in the revenue estate of Village Nuna majra, Sector 37, Bahadurgarh, District Jhajjar being developed by HL Residency.

2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. Whether the entry of licence has been made in revenue record or not.
- ii. Projected Cash flow statement not submitted.
- iii. Payment plan not submitted.
- iv. Architect should submit details of the projects executed and the professionals engaged.
- v. Form REP-II is not submitted in original.



- vi. Authorization of Sh. Vijender Jindal not submitted.
- vii. Non-Default Certificate is not submitted in original.
- viii. CA Certificate certifying that the REP-I (A to H) details not submitted.
- ix. Zoning Plan of area measuring 2.00 acres in addition to area measuring 9.6861 acres, totalling to 11.6861 acres not submitted.
- x. Affidavit at CP-75 is not in original.
- xi. Consent of 74 allottees out of total 142 plots submitted which is less than 2/3<sup>rd</sup> consent. Also the promoter should submit the current status of the freezed plots.
- xii. Marking of additional land measuring 2.0 acres is different on Layout Plan and Zoning Plan.
- xiii. Status of completion certificate of earlier registered project may be sought.
- xiv. At the time of registration of 9.68 acres, the commercial area registered was 0.3684 acres but in the revised layout plan of 11.68 acres, only 0.261 acres of commercial area is there; clarification in this regard be provided.

3. The promoter vide reply dated 03.12.2025 has complied with all the above observations. The Authority found the project fit for registration subject to the following special conditions:-

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. Sh. Shailaja Joon (Proprietor in the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- vi. 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.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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 and the QR code should be affixed on the top right corner.





- viii. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession.
- ix. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
5. 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

STP

A.L.C.  
08/12/25