



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 25.02.2026.

Item No. 314.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: Blissfull Estates LLP.

Project: "Slotco Experia" an Affordable residential plotted colony (under DDJAY-2016) to be developed over land measuring 14.04375 acres situated in the revenue estate of Village Dodwa, Sector-1, Nilokheri Taraori, District Karnal

Temp ID: RERA-PKL-1948-2026.

Present: Ms. Chitra, counsel for the Promoter.

1. This application is for registration of the project namely; "Slotco Experia" an affordable residential plotted colony under (DDJAY-2016) bearing license no. 62 of 2018 dated 07.09.2018 valid upto 06.09.2027 on land measuring 14.04375 acres (under migration policy dated 18.02.2016 from license No. 6 of 2014 dated 07.02.2014) situated in the revenue estate of village Dodwa, Sector 1, Nilokheri Taraori, District Karnal in favour of Blissfull Estates LLP.

2. The application was examined and following observations were conveyed to the promoter on 10.02.2026:

- i. Deficit fee of ₹25,896/- be submitted;
- ii. Expenditure to be made in each quarter as per Form REP-I Part C be submitted;
- iii. FORM 'REP-II' not in order as title of document does not mention FORM 'REP-II';
- iv. Form REP-II mentions date of completion as March 2028 while Form REP-I Part C mentions date of completion as 01.09.2027;
- v. REP-I Part C not in order as it mentions date of approval of building plan as 30.08.2024 however, the present project is a residential plotted colony;
- vi. Entry of license in revenue record be submitted;



- vii. ITRs for the assessment year 2026-2027 and 2025-2026 be submitted;
- viii. Cash Flow Statement of the proposed project be submitted;
- ix. No Default Certificate be submitted in original;
- x. Balance Sheet and Statement of Profit and Loss for the financial year ending 31.03.2025 be submitted;
- xi. CA certificate certifying REP-I Part A-H not in order and not in original;
- xii. Draft of Allotment letter and agreement to sell be submitted;
- xiii. Whether the promoter has sold any plots till the date of filing of this registration application. An affidavit be submitted that the promoter has not advertised, booked, sold any plot in the project land till date;
- xiv. Payment Plan be submitted;
- xv. Board resolution not in order as specimen signature of Mr. Rajinder Dang not affixed therein;
- xvi. Board resolution be submitted as to who will sign and execute sale deed/conveyance deed on behalf of the LLP;
- xvii. Affidavit at CP/220 be re-submitted containing revised status of License No. 62 of 2018;
- xviii. Promoter is directed to clarify one of the conditions of the License "that 50% of the saleable area freezed in the approved layout plan shall only be sold after completion of all development works in the colony as per the provisions of 5(i) of the policy dated 01.04.2016;
- xix. Clarification relating to land owned by DGTCP, Haryana measuring 23K-0M in the revised land schedule;
- xx. Mortgaged land measuring 8K-18M in the revised land schedule be shown on the Layout Plan and the reasons for such mortgage be submitted;

3. The promoter vide reply dated 18.02.2026 has complied with the deficiencies at serial no. i, ii, iii, v, vi, vii, x, xiii, xv, xvi, xvii, xix. However, deficiencies at serial no. iv, viii, ix, xi, xii, xiv, xviii, xx have still not been complied with.

4. In view of the above, the Authority decides to return the application with a liberty to file afresh. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.

5. Disposed of.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

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