



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 22.04.2026.

Item No. 319.09

Extension of registration of project under Rule 6(1).

Promoter: HL Promoters Private Limited (HLPPL).

Project: "New Heaven, Phase1B, Bahadurgah" measuring 4.316 acres forming part of Group Housing Colony measuring 21.709 acres situated in the revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh.

Reg. No.: HRERA-PKL-JJR-327-2022 dated 29.07.2022 valid upto 31.03.2026.

Present: CS Vijay Gupta on behalf of the promoter.

1. HL Promoters Private Limited., vide letter dated 10.02.2026, has applied for extension of registration of their project "New Heaven, Phase1B, Bahadurgarh.

The following have been submitted by the promoter:

- a) The promoter has submitted online payment fee of ₹1, 41,000/- vide Transaction ID No. BIL/ONL/001133753883/ ICICI Bank as extension fees as per sub rule (2) of rule 6.

b)

Particulars	Percentage
Percentage of works completed at the time of last extension	0%
Percentage of Development Works executed as per Architect's Certificate till date 31.12.2025	78.3%
Percentage of Development Works executed as per Engineer's Certificate till date 31.12.2025	78.3%
Percentage of Development Works executed as per CA's Certificate till date 31.03.2025	55%

- c) Copy of zoning Plan.
d) Affidavit cum declaration that the promoter has not advertised the project, nor invited any application during the period the sale was banned. The promoter company has not sold any unit and have not collected any booking money for the



- project during which sale was banned. The promoter was not barred during this period for the sale of units in the project.
- e) Revalidation of building plans vide letter dated 15.07.2024 of Block-1 (T-1 to 4), 3 (T-8 & 9), 4 (T-15), 5 (T-13 & 14), 6 (T-10), 7 EWS (1 & 2), falling in Group Housing Colony on area measuring 21.70925 acres (License no. 60 of 2014 dated 30.06.2014 and License no. 120 of 2014 dated 22.08.2014), in Sector-37, Bahadurgarh, Jhajjar developed by HL Promoters Pvt. Ltd.
 - f) Copy Engineer Certificate
 - g) Copy of Approval of Service Plan / estimates for Group Housing Colony (on land measuring 16.43125 acres out of 21.70925 acres (License no. 60 of 2014 dated 30.06.2014) dated 19.06.2020.
 - h) Copy of Approval of Service Plan estimates for Group Housing Colony (on land measuring 16.43125 acres out of 21.70925 acres (License no. 60 of 2014 dated 30.06.2014) dated 23.10.2019.
 - i) Copy of CA certificate.
 - j) Copy of Architect certificate.
 - k) Environment Clearance certificate dated 22.01.2016.
 - l) Photographs of the project.
 - m) Explanatory note regarding the reasons for extension under Force Majeure.
 - n) Approved Building Plans.

2. Upon perusal of the record, it is found that:-

- a) He has not submitted the original Architect Certificate. The promoter in the application has mentioned the percentage of development works executed as per Architect Certificate as 78.3% whereas the Architect Certificate annexed do not mention any percentage with regard to the whole phase.
- b) He has not submitted the original Engineer Certificate. The promoter in the application has mentioned the percentage of development works executed as per Engineer Certificate as 78.3% whereas the Engineer Certificate annexed mentioned the work done in percentage (as % age of the total estimated cost) as 83.86%.
- c) He has not submitted the original CA Certificate. The promoter in the application has mentioned the percentage of development works executed as per CA Certificate as 55% whereas the CA Certificate do not mention the percentage of completion of construction work.



d) The promoter has submitted that there is a GRAP period of 350 days, however after perusal of the GRAP restrictions, total days comes out to be 193.

3. The Authority after consideration decides to reject the Application under Section-6 of the Haryana Real Estate Regulatory and Development Authority Act, 2016 as GRAP period is an annual phenomena and does not fall under force majeure conditions. The promoter is at liberty to apply for continuation of Registration under other relevant provisions of Real Estate and Regulatory Authority Act, 2016. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

~~as per~~
11/5/26
STP (away)

LA HES/NA.

Heena
12/05/26