



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "New Haven, Phase 1C, Bahadurgarh" measuring 6.863 acres (FSI 55,009.20 sq. mtrs.) forming part of a larger group housing colony measuring 21.709 Acres situated in the revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh vide

Registration No. HRERA-PKL-JJR-620-2024

Dated:01.10.2024

2. Promoter of the project is HL Promoters Private Limited having its registered office at Plot No. 5, J Block, Community Centre, Rajouri Garden, New Delhi, 110027. The Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45200DL2013PTC254832 and having PAN No AADCH2401C. However, the landowner/licencees of the project are M/s HLT Residency Pvt. Ltd., M/s SAS Realtech Pvt. Ltd. & M/s HL Promoters Pvt. Ltd.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the flats/apartments, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to flats/apartments sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats/apartments.
- ix) This registration shall be co-terminus with the license granted by DTCP, Haryana and the promoter shall have to get the same renewed till the proposed date of completion i.e., 30.09.2029.

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.



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- 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member