

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

ORDER

Whereas, License no. 102 of 2012 dated 27.09.2012 for setting up of a Residential Plotted Colony over an area measuring 35.6225 acres (after migrated under DDJAY licences for an area measuring 19.1375 acres) in the revenue estate of Village Nuna Majra and Barktabad in sector-37, Bahadurgarh District Jhajjar under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs.2,84,000/- for the financial year 2016-17 -2017-18. Colonizer has deposited the composition fee of Rs. 2,84,000/- through online vide dated 26.04.2019 respectively.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh
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Endst. no. LC-2689/JE(MK)/2019/ 14159

Dated: 14-06-19

A copy is forwarded to the following for information and necessary action:-

1. H.L.Residency Pvt. Ltd & Others, S-1, H.L. 2nd floor, H.L.square, Sector-5, (MLU), Plot No. 6, Dwarka, New Delhi.
2. Chief Accounts Officer of this Directorate.


(Priyam Bhardwaj)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

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Regd.

To

H.L.Residency Pvt. Ltd & Others,
S-1, H.L. 2nd floor, H.L.square,
Sector-5, (MLU), Plot No. 6,
Dwarka, New Delhi.


Memo No:-LC-2689-JE(MK)-2019/ 14152 Dated: 14-06-19

Subject: Renewal of License no. 102 of 2012 dated 27.09.2012 for setting up of a Residential Plotted Colony over an area measuring 35.6225 acres (after migrated under DDJAY licences for an area measuring 19.1375 acres) in the revenue estate of Village Nuna Majra and Barktabad in sector-37, Bahadurgarh District Jhajjar- HL residency Pvt. Ltd. & Others.

Reference: Your application dated 31.10.2018 & 03.06.2019 on the subject cited above.

1. License no. 102 of 2012 dated 27.09.2012 for setting up of a Residential Plotted Colony over an area measuring 35.6225 acres (after migrated under DDJAY licences for an area measuring 19.1375 acres) in the revenue estate of Village Nuna Majra and Barktabad in sector-37, Bahadurgarh District Jhajjar is hereby renewed up to 26.09.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get the licence renewed till final completion of the colony is granted.


The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2689/JE(MK)/2019/

Dated:

- A copy is forwarded to following for information and further necessary action.
1. Chief Administrator, HUDA, Panchkula.
 2. Chief Engineer, HUDA, Panchkula.
 3. Chief Account officer of this Directorate.
 4. Senior Town Planner, Rohtak.
 5. District Town Planner, Jhajjar.
 6. Nodal Officer (website) for updation on website.


(Priyam Bhardwaj)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'
[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 77 of 2017 dated 23.08.2017)**

To

HL Residency Pvt. Ltd.
B-12, Vishrantika Apartment,
Plot No. 5A, Sector 3, Dwarka,
New Delhi-110075

Memo No. HRERA(Reg.)425/2017/415

Dated 23.08.2017

Subject: Registration of Real Estate Project Area 36.0975 Acres Residential/Commercial Plotted Colony situated in Sector 37, Bahadurgarh, District Jhajjar, Haryana by HL Residency Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017

Your request for registration of Residential/Commercial Project for 36.0975 Acres, situated in Sector 37, Bahadurgarh, District Jhajjar, Haryana with regard to License no. 102 of 2012 dated 27.09.2012 and 143 of 2014 dated 01.09.2014 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 23.08.2017 to 22.08.2019;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the



- apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (vi) The Promoter shall take all the pending approvals from various competent authorities on time
- (vii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Jhajjar or any other local authority/Association of the Allottees, as the case may be;
- (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (x) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.
- (xi) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
- a) details of the registration granted by the authority;
 - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
 - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
 - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
 - e) quarterly up-to-date status of the project; and



- f) such other information and documents as may be specified by the regulations made by the authority.
- (xii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-
- a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;
 - b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.



Executive Director
HARYANA REAL ESTATE REGULATORY AUTHORITY