



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 05.03.2025.

Item No. 280.39

Extension of registration U/s 6 of RERA Act, 2016.

Promoter: Ferrous Township Pvt. Ltd.

Project: "Ferrous Megapolis City"- a residential plotted colony on land measuring 94.15 acres situated at village Sihi and Mujheri, Sector-70, Faridabad, Haryana.

Reg. No.: HIRERA-PKL-FBD-373-2022 dated 04.11.2022 valid upto 02.01.2025.

Temp ID: RERA-PKL-1147-2022.

Present: Sh. Rohan Gupta, counsel for the promoter

1. M/s Seventy Townfit Homes Private Limited vide letter dated 18.02.2025 has sought extension of the captioned project under Section 6 of the Act for three years.
2. It has been submitted that the promoter's name has been changed from 'Ferrous Township Pvt. Ltd.' to "Seventy Townfit Homes Pvt. Ltd." vide certificate dated 18.10.2024 issued by Ministry of Corporate Affairs. Said change may be approved simultaneously to the grant of extension of the registration of the project.
3. Further, the name of the project has also been changed from "Ferrous Megapolis City" to "Townfit 70". It has been requested said change may also be approved.
4. License no. 5 of 2012 dated 24.01.2012 has been renewed upto 23.01.2028.
5. The promoter has stated that he has deposited fee of ₹1 lac, however receipt of the same has not been submitted. Said fee is deficit by ₹18,05,125/- (for one year). The promoter is also liable to pay late fee of ₹38,10,250/- and penalty of ₹3,81,025/-.



5. In the explanatory note the promoter has submitted that it was after 03.04.2024 that the project was completely registered. The company got 5 months to do development considering time lost to monsoon, GRAP orders by Pollution Department due to high AQI in winters. Further, the company completed 35% of development work till December 2024.
6. The promoter has submitted architect and engineer certificate which depicts the works done in the project till 31.12.2024 is 34.66%. The promoter has not submitted CA certificate.
7. Photographs of the project have been submitted. The promoter has filed QPRs upto 31.12.2024.
8. After consideration, it is observed that the promoter has applied for extension of the project under Section 6 of the Act for three years but said application does not fulfill the requirements of Section 6 of the Act. Therefore, Authority decides to return the present application with liberty to file fresh under Section 7(3) of the RERD Act, 2016. The fee already deposited will be adjusted after deduction of 5% processing charges.
9. Disposed of.



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.

CA (Kakul)

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