



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.01.2024.**

**Item No. 238.28**

**Extension of registration of project.**

**Promoter:** Swantantra Land & Finance Pvt. Ltd.

**Project:** "Indraprastha Greens" an Affordable Residential Plotted Colony under DDJAY on land measuring 5.775 acres situated in Sector 97, Faridabad, Haryana.

**Reg. No:** HRERA-PKL-FBD-200-2020 dated 15.05.2020 valid upto 31.03.2023.  
Covid extension valid upto 09.11.2023.

**TEMP ID:** RERA-PKL-807-2020.

1. M/s Swantantra Land & Finance Pvt. Ltd. vide letter dated 11.12.2023 has applied for extension of registration of their project "Indraprastha Greens" an Affordable Residential Plotted Colony under DDJAY on land measuring 5.775 acres situated in Sector 97, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-200-2020 dated 15.05.2020 valid upto 31.03.2023. Authority vide its order dated 06.03.2023 granted extension for a period of seven months 9 days for COVID-19 valid upto 09.11.2023.
2. The promoter has applied in prescribed REP-V form. License no. 135 of 2019 was granted in favour of the promoter for the development of above said colony which is valid upto 26.12.2024.
3. The promoter has paid extension fee of ₹1,28,500/- which is in order.
4. The promoter has submitted that the project stood completed by March 2023/April 2023 and application for grant of completion certificate has been made to DTCP, Haryana on 17.04.2023. It has been submitted that all formalities towards completion such as Public



Health Reports, DTP/STP reports already stand submitted in the office of DTCP. The completion is now pending for want of NOC from DHBVN (Electrical Department) and the promoter is in the process of obtaining said NOC which should be done in next 4-6 weeks. Further, all the formalities of the Electricity Board have been complied with and the promoter has submitted required Bank guarantee of ₹2,08,30,170/- but due to change in regulations, the department has further asked for a bank guarantee of ₹3,09,80,294/- due to which NOC is pending.

5. The promoter has submitted CA certificate dated 03.04.2023 in which it has been stated that amount withdrawn from RERA account no. 072502000001371 Indian Overseas Bank from 01.01.2023 to 31.03.2023 is ₹83,54,251/- and total cost incurred on the project upto 31.03.2023 is ₹2582.37 lac against the total estimated cost of ₹2663.20 lac.

6. The promoter has also submitted Architect Certificate stating that total percentage of construction work till 31.03.2023 is 100%.

7. The promoter has submitted the photographs of the project. The promoter has submitted online quarterly up to 31.03.2023.

8. The promoter has requested for extension of the project for further period as per norms.

9. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016.



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 (Ashwini) 19/1/24