



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

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.11.2023.

**Item No. 232.07**

**First Extension of registration under Section-6 of RERA Act, 2016.**

**Promoter: M/s FBD Real Grow Pvt. Ltd.**

**Project: "San Francisco Street" — Commercial Colony on land measuring 2.662 acres situated in Sector-79, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-216-2020 dated 09.10.2020.**

1. This matter was considered by the Authority in its 227<sup>th</sup> meeting held on 19.09.2023, vide Item No. 227.16, wherein Authority had passed the following resolution :-

1. "M/s FBD Real Grow Pvt. Ltd vide letter dated 28.08.2023 has requested for one year extension for a Commercial colony namely "San Francisco" on land measuring 2.662 acres situated in Sector-79, Faridabad, Haryana being developed by FBD Real Grow Pvt. Ltd., registered vide Registration No. HRERA-PKL-FBD-216-2020 dated 09.10.2020 which was valid upto 31.07.2023.
2. The applicant has stated that "as per the resolution of HRERA dated 09.08.2021, HRERA has granted special extension for three months from 01.04.2021 to 30.06.2021 due to second wave of Covid-19 as a force Majeure event and thus the date of completion is 31.10.2023".
3. The applicant has applied for the extension (including covid period) as under:
  - i. Covid standard extension upto 31.10.2023.
  - ii. First extension upto 31.10.2024
4. The promoter has applied on prescribed proforma Rep-V Form for first extension under Section 6 of Real Estate (Regulation and Development) Act, 2016. License No. 29 of 2019 granted by DTCP for area measuring 2.662 acres is valid upto 24.02.2024.
5. The applicant has submitted extension fee of Rs. 2,42,441/-.
6. The promoter has submitted the following documents:-
  - i. Online quarterly progress reports have been submitted upto June 2023.



- ii. The promoter has already submitted approved copy of Zoning Plan. However, approved copy of demarcation plan and building plans (proposed building has been submitted) have not been submitted.
- iii. As per Architect Certificate dated 18.07.2023, for the quarter ending 30.06.2023 cumulative progress of the project is as follows:

S. No.	Particulars	Percentage of work done
1.	Sub Structure (inclusive of excavation, foundation, basements, water proofing etc.)	100%
2.	Sub Structure (Slabs, brick work, block work, stair case, lift wells, machine rooms, water tank, etc.)	80%
3.	Finishing	Internal- 35% External- 5%

- iv. The explanatory note states that "The pace/speed of construction work got badly affected due to second wave of novel Corona Virus disease (Covid-19). Further the pandemic impacted the business operations needless to mention, this pandemic situation had impacted the worldwide business including of our company and in such a tenuous situation, the project got delayed. The appointed vendors present at the site were also facing shortage of raw material & labor. Accordingly Services works are in progress. It is requested to extend the date of completion from 31.10.2023 to 31.10.2024. Promoter undertakes to complete the Project in extended period"
- v. As per Engineer Certificate enclosed with the quarterly progress report up to June 2023, percentage of work done with reference to total estimated cost is 62.63%.
- vi. As per the CA certificate enclosed with the quarterly progress report up to June 2023, proportion of the cost incurred on Construction Cost to the Total Estimated Construction Cost is 65.74%.
7. The promoter is undertaking construction of its own. 65% works have been executed at site.
8. After, consideration, Authority decided that promoter be asked to submit the photographs of the project. Promoter should also intimate Authority that all services have been laid in the project."
2. The promoter vide reply dated 13.10.2023 has submitted photographs of the project. As regards the information of services to be laid in the project, promoter has submitted a tabular explanation for the same. The key points of the same are as under:



BLOCK NAME	Piping with paint is done and hosereel drum, landing valves	Fire Pump 1 on each terrace/sump Pump	Over head water storage tank 3000 ltr	Water supply line G.I
S1-S10	Installed	Received at site	To be ordered	P.O made & payment done.
S11-S20	Received at site	-do-	-do-	-do-
S21-S30	-do-	Required 1 Nos	-do-	-do-
DSS	Material awaited	-do-	-do-	-do-
BOOTH	-do-	-do-	-do-	-do-

3. After considering the reply, Authority decided as under:-

- i. Extension of first year under Section-6 of RERA Act, 2016 is granted.
- ii. There is no progress of external development of project except S1-S10 block, hence project be monitored on quarterly basis.
- iii. Resolution plan for completion of project be submitted.

4. Adjourned to 12.02.2024.

5. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered in its Authority meeting on Monday following the date of such submission.



*[Handwritten signature]*  
20/11/23

True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

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

LA *[Handwritten signature]* Ashima