



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 26.03.2025.

Item No. 282.30

Continuation of Registration of registration U/s 7(3) 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: Adv. Rohan Gupta via video conference (Learned Counsel for the Promoter)

1. M/s Seventy Townfit Homes Private Limited vide letter dated 06.03.2025 has sought continuation of registration of the captioned project under Section 7(3) 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 the Ministry of Corporate Affairs. Said change may be approved and simultaneously 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 ₹10,95,643 lac, said fee is deficit by ₹ 8,09,482/- (for one year). The promoter is also liable to pay late fee of ₹38,10,250/- and penalty of ₹5,71,536/-.
6. 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.
7. The promoter has submitted Architect and Engineer Certificates which depict the works done in the project till 31.12.2024 is 34.66%. Photographs of the project have been submitted. Approval letter of service plan estimates dated 11.11.2022 and approved Service plans have been submitted. The promoter has filed QPRs upto 31.12.2024.
8. Today, in view of the above, the Authority observes that the promoter has not submitted C.A certificate, Approved Service Estimates, Detailed Quarter Wise Resolution Plan to complete the Project. Extension fee is also deficit by ₹ 8,09,482/- (for one year). The promoter is also liable to pay late fee of ₹38,10,250/- and penalty of ₹5,71,536/-.
9. The Authority decided that the Audit of the project be conducted from a CA firm empanelled by Authority. Also, Public notice be given in newspapers for inviting objections from the general public. Promoter should deposit Rs.10,000/- as public notice fee and Rs. 41,300/- as auditor's fee in the Authority before the next date of hearing.
10. The Authority observes that the Promoter has requested to change the name of the Promoter and Project as well. The Promoter should provide the following information:
- Whether the change of name of the Promoter has been made in the License no. 5 of 2012 dated 24.01.2012 or not.
 - Total number of plots of the Project and Number of plots sold by Ferrous Township Pvt. Ltd. and Seventy Townfit Homes Pvt. Ltd.
 - Affidavit that all liabilities of Ferrous Township Pvt. Ltd shall be borne by Seventy Townfit Homes Pvt. Ltd.
 - The new Promoter shall pay deficit extension fee, late fee, penalty, Auditor fee as well as Public Notice fee.
 - Copies of tripartite Agreement between Seventy Townfit Homes Pvt. Ltd., Ferrous Township Pvt. Ltd and DTCP or Bilateral agreement between Seventy Townfit



Homes Pvt. Ltd. and Ferrous Township Pvt. Ltd taking over all the assets and liabilities of the Project.

- vi. Promoter should get published a notice measuring 5" x 5" regarding name change of promoter and project in two widely circulated newspapers.

11. Adjourned to 02.07.2025.



True copy


Executive Director,
HIRERA, Panchkula

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

CA (Kakul)

Kakul