



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

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

**Item No. 283.29**

Extension of registration of the project under Section-6 of RERA Act, 2016.

**Promoter:** Tedre Realecon India Pvt. Ltd.

**Project:** "Zara Flora", an affordable plotted Colony under DDJAY on land measuring 5.96 acres situated in Village Rampur, Sector-12, Sohna, Mewat.

**Reg. No.:** HRERA-PKL-NUH-269-2021 dated 12.10.2021, valid up to 31.12.2023.

**Temp ID:** RERA-PKL-859-2020.

**Present :** Mr. Vipul Sachdev

1. An application dated 14.02.2024 for extension of registration of the above said project has been received by the Authority on 19.02.2024. The Authority in its meeting held on 06.03.2024 observed "the promoter has not submitted demarcation plan and its approval letter, zoning plan and its approval letter and signed/stamped Engineer Certificate. Extension can be granted for one year whereas promoter has applied for two years extension. Authority decided that promoter should submit the above documents before the next date of hearing."

2. Vide letter dated 05.04.2024, the promoter has submitted the following:

- i. Zoning Plan and its approval dated 19.04.2023.
- ii. Revised Layout Plan and its approval dated 19.05.2021. (Engineer certificate submitted by the applicant vide letter dated 05.04.2024 is undated and duly signed /stamped by the Engineering firm/individual. Also, Demarcation Plan and its approval



letter is not submitted. Copy of service plans/estimates have not been submitted by promoter)

3. The Authority vide its order dated 24.04.2024 observed "As nobody is present today and complete information has not been submitted, Authority decided to adjourn the matter to 03.07.2024."
4. The Authority vide its order dated 03.07.2024 gave one last opportunity to the Promoter to submit complete reply to its observation dated 06.03.2024, otherwise penal proceedings as per provisions of RERA Act, 2016 will be initiated.
5. Since no reply was received, the Authority in its meeting held on 11.09.2024 vide item no. 265.21 decided that promoter be issued show-cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority. The Authority on 20.11.2024 has observed that show cause notice dated 24.10.2024 was issued to the promoter on which no reply has been received so far. QPRs filed upto June, 2022, and license is valid till 01.08.2024. Adjourned the matter to 22.01.2025.
6. Authority took it very seriously that promoter is not filing reply to the orders of Authority. Reply to show cause notice has also not been submitted. Hence, Authority decided to ban sale in the project. Promoter should submit status of renewal of license and comply with its earlier directions. Authority gave last opportunity to promoter to file the reply before next date of hearing.
7. The Authority vide its order dated 22.01.2025 observed "that promoter is not filing reply to the orders of Authority. Reply to show cause notice has also not been submitted. Hence, Authority decided to ban sale in the project. Promoter should submit status of renewal of license and comply with its earlier directions. Authority gave last opportunity to promoter to file the reply before next date of hearing".
8. Today, Sh. Vipul Sachdev appearing on behalf of promoter informed that they have filed replies dated 28.03.2025 and 31.03.2025. Taking note of the same, Authority directs the office to examine the same and put up on the next date of hearing.




9. Application filed by the promoter under section 6 is here by returned as the conditions precedent for grant of extension under section 6 are not fulfilled, with a liberty to file a fresh application for continuation of registration under section 7(3) of the Act.

10. **Disposed of.**



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.

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7/5/25