



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 13.08.2025.

Item No. 296.18

Intimation regarding issuance of completion certificate.

Promoter: Zuku Exports Pvt. Ltd

Project: "Residential Plotted Colony of 12.675 Acres" under DDJAY Acres in Sector 27, village Kanwala, Ambala.

Reg. No.: 286 of 2017 dated 10.10.2017 valid upto 09.10.2024.

Temp ID: 579-2019

1. The promoter vide letter dated 07.08.2024 has informed that DTCP, Haryana has granted completion certificate vide letter dated 10.07.2024 and requested to acknowledge it and keep it in record.

2. The matter was heard by the Authority on 28.08.2024, wherein following was observed:

2. "After consideration, Authority decided that promoter should submit the following documents. After that request of promoter will be considered.

a. QPRs have only been filed upto March, 2023. It should be filed upto date of completion certificate.

b. Copy of demarcation plan, zoning plan and service plans/estimates.

c. NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt of India.

d. Building plans of commercial site.

3. Adjourned on 06.11.2024."

3. The matter was again heard by the Authority on 06.11.2024, wherein following was observed:



4. *"Today, it is stated that by authorized representative that reply has been submitted on 04.11.2024 in the registry. Authority decided that reply be examined and report submitted on next date of hearing.*

5. *Adjourned to 08.01.2025."*

4. On 04.11.2024, a reply has been submitted by the promoter on above-mentioned issues as follows:

- a. QPR's have been filed (up to June 2024).
- b. Copy of demarcation plan, zoning plan, service plan/estimates have been submitted.
- c. NOC for Environment clearance has not been submitted as explained below:
As per condition 2(i) of Licence no. 53 of 2017 issued by DTCP that the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, IF APPLICABLE before execution of development work at site.
Since, the project area is 12.675 acres which does not more than or equal to threshold limit as stated in the projects or activities listed in the Schedule annexed to notification dated 14th September, 2006 issued by Ministry of Environment & Forests, therefore the requirement of taking prior environmental clearance is not applicable.
- d. Copy of Approved Standard Design of commercial site has been submitted.

5. The matter was last heard by the Authority on 08.01.2025, wherein following was observed:

5. *"After consideration, Authority directs the promoter to submit a copy of service estimates before next date of hearing.*

6. *Adjourned to 05.03.2025."*

6. The promoter has filed QPRs upto 30.06.2024.

7. Vide letter dated 05.03.2025, the promoter has filed approval of service plan/ estimates in respect of License No. 53 of 2017 dated 22.07.2017 and copy of Layout cum Demarcation Plan.

8. Approval of Service plan/estimates is still awaited from the promoter.

9. The matter was last heard by the Authority on 14.05.2025, wherein following was observed:

"9.No one appeared on behalf of the promoter. After consideration, Authority directs the promoter to submit a copy of service estimates before the next date of hearing.


10. *Adjourned to 13.08.2025."*



10. Vide letter dated 05.08.2025, the promoter has filed only approval letter without service plan/estimates in respect of License No. 53 of 2017 dated 22.07.2017 and copy of Layout cum Demarcation Plan.
11. Copy of service/plan estimates still awaited from the promoter.
12. No one appeared on behalf of the promoter. After consideration, Authority directs the promoter to submit a copy of service estimates before the next date of hearing.
10. Adjourned to 12.11.2025.



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.

STP



LA(Tushar)
