



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 10.12.2025.

Item No. 307.27

Submission of revised cost estimation of the project.

Promoter: Gemini Agrofarms Private Limited.

Project: "Hero Earth-Swarnpath"- an affordable residential plotted colony on land measuring 5.956 acres situated in the revenue estate of Village Rathdana, Sector 33, Sonipat.

Reg. No.: HRERA-PKL-SNP-396-2023 dated 03.02.2023 valid upto 01.11.2027.

Temp ID: 1202-2023.

1. The Authority has registered the subject cited project on 03.02.2023. While granting registration, the promoter in Form A to H had declared the following estimated cost of the project: -

Total estimated cost of the project:	2074.6 Lakhs
i. Cost of the land (if included in the estimated cost)	625.4 Lakhs
ii. Estimated cost of construction of apartments	0.00 Lakhs
iii. Estimated cost of infrastructure and other structures	478.286875 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	970.913125 Lakhs

2. Now, vide letter 25.11.2025, the promoter has requested to take on record the revised cost estimation on record and update the project details on RERA portal. As per CA certificate dated 31.10.2025, estimated cost of proposed project is as under:-

Sr. No.	Particulars	Amount (in lacs)
1.	Total Land Cost	669
2.	EDC	364.94
3.	IDC	73.29



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4.	Construction cost	1258.00
5.	Marketing, Brokerage & Commission	747.00
6.	Other cost	553.00

Further, the expenditure of ₹ 2,074/- lacs has been incurred by the company upto 30.09.2025, which is as follows:-

Sr. No	Particulars	Amount (in lacs)
1.	Land Cost	669
2.	EDC/IDC charges	438
3.	Construction cost, material and site development expenses	434
4.	Other expenses	533
5.	Total	2074
	Source of fund-Promoter's contribution/Internal Accurals	2074

As per Engineer certificate, work done in percentage is 35.38%

3. After consideration, Authority directs the promoter to submit a set of last approved service plan/estimates and then approach this Authority. Till then, the present application is returned. Disposed of.



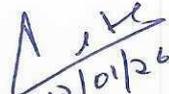
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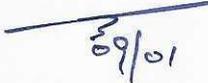

Executive Director,
HRERA, Panchkula

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

STP

LA (shubham) (on leave)


12/01/26


09/01