



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 01.07.2026.

Item No. 324.45

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.*



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5. Adjourned to 08.01.2025."

4. On 04.11.2024, a reply was submitted by the promoter on above-mentioned issues, as following details:

- a. QPR's have been filed (up to June 2024).
- b. Copy of demarcation plan, zoning plan, service plan/estimates have been submitted.
- c. 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 again 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. The promoter had filed QPRs upto **30.06.2024**.

7. Vide letter dated 05.03.2025, the promoter had 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 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. Vide letter dated 05.08.2025, the promoter had again filed approval letter of 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 are still awaited from the promoter.

12. On 13.08.2025, no one appeared on behalf of the promoter. After consideration, Authority directed the promoter to submit a copy of service estimates before the next date of hearing.

13. On 12.11.2025, after consideration, Authority granted one last opportunity to the promoter to submit a copy of service estimates before the next date of hearing.



14. Vide reply dated 13.11.2025, the promoter had submitted the hard copy of service plans/estimates.

15. On 04.02.2026, the Authority directed the promoter to send a soft copy of the service plans/estimates so that the same could be uploaded on the web portal of the Authority.

16. Vide e-mail dated 10.04.2026, the promoter has submitted the soft copy of the service plans/estimates along with the soft copy of the completion certificate.

17. On the last date of hearing, the Authority observed that the QPRs of the project are uploaded till 30.06.2024 and completion certificate has been granted on 10.07.2024. The Authority after consideration decided to grant one opportunity to the promoter to file QPRs till the date of grant of completion certificate. Upon perusal of records it is found that the QPRs are now uploaded till 30.09.2026 and promoter has intimated the same vide reply dated 30.06.2026.

18. The Authority after consideration decided to take on record the Completion certificate and directed the office to upload it on the web portal of the Authority. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA JHRV

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