



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 06.03.2024.

Item No. 244.09

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

Promoter: Tedre Realcon 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.

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 and following is submitted by the applicant:-

- i. Extension Apply from Date - 01.01.2024
Extension Apply to Date – 30.06.2025
- ii. Chartered Accountant Certificate dated 10.02.2024 for withdrawal of money from RERA account at the end of the quarter (Oct-December 2023) states the following –
Cost of Real Estate Project – Rs.2425.00 Lacs.
Total Incurred and Paid –Rs.1802.37 Lacs
I.Land Cost
Total Estimated Cost – Rs.1638.00 Lacs
Total Incurred And Paid –Rs.1087.89 Lacs
ii.Development Cost/Cost Of Construction
Total Estimated Cost – Rs.787.00 Lacs
Total Incurred And Paid –Rs.714.48 Lacs



- iii. Percentage Completion Of Total Project(Proportionate Cost Incurred On The Project To The Total Estimated Cost) – 74.32%
- iv. Total Amount Received From Allottees Till Date Since Inception Of The Project - Rs.1407.70 Lacs and Amount Actually Withdrawn Till Date Since Inception of The Project – Rs.980.26 Lacs
- v.70% Amount To Be Deposited In Rera Account - Rs.985.39 Lacs
- vi. Balance Available In Rera Account – Rs.4.94 Lacs
- iv. Certification by the Promoter dated 14.02.2024 (Oct 2023 to Dec 2023 states the following :
- Number of plots/apartment sold upto date of Registration – NIL
- Total number of Apartment/Plot – 110
- Number of apartment/plots sold during the quarter- 6
- Number of apartment/plots sold as on December 2023 – 65
- Total unsold apartment/plots as on December – 45
- v. Project Status Report upto 08.02.2024 (% complete)
- Sewerage Work – 80%
- Storm Water Line Work – 85%
- Water Supply Line Work – 75%
- U.G. Tank Work – 85%
- STP Work – 85%
- Road Work – 25%
- vi. Reasons for Delay
- Due to restriction on construction activities during COVID period in 2020 and 2021.
- Ban on construction effected by N.G.T during 2019,2021,2022 and 2023 Architect Certificate regarding progress of construction work (Oct 23 to Dec 23) dated 07.01.2024 states the following : (% of work done)
- Internal Roads and Pavements – 35%
- Water supply – 70 %
- Sewerage – 80%
- Storm water drains – 85%
- Parks and Playgrounds – 30%
- Water conservation, rain water harvesting etc. – 85%
- Underground Water Tank – 85%



- vii. Engineer Certificate submitted by the applicant is un-dated and un-stamped by the Engineering firm/ individual.
 - viii. A copy of letter dated 14.01.2021 by DTCP, Gurugram that no public objections received regarding the revised layout plan.
 - ix. Copy of License No.88 of 2019 dated 02.08.19 granted by DTCP, Haryana valid upto 01.08.2024.
 - x. Grant of Consent to Establish dated 03.03.2021 by Haryana State Pollution Control Board.
 - xi. Approval of Service Plan Estimates granted by H.S.V.P Gurugram dated 10.10.2023.
 - xii. Revised Layout Plan and Zoning Plan.
 - xiii. Extension Fee paid vide PUC dated 26.02.2024 through online mode amounting to Rs.60,000 which is in order.
 - xiv. QPRs have been filed upto June 2022.
2. The promoter has applied extension from 01.02.2024 to 30.06.2025.
 3. Authority observes that 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 ~~five~~ ^{two} year extension. Authority decided that promoter should submit the above documents before next date of hearing.
 6. Adjourned to 24.04.2024.



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.

LA Kakul