



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 01.05.2024.

Item No. 251.31

Continuation of registration under Section 7(3) of RERD Act, 2016.

Promoter: M/s Zion Promoters & Developers Pvt. Ltd.

Project: "Lake View" - A Group housing colony on land measuring 1 acre situated in in Sector-48 Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-91-2019 dated 23.01.2019 valid upto 31.01.2022. First extension upto 31.10.2023.

Temp ID: RERA-PKL-369-2018.

Present: Mr. Tarun Ranga, Advocate

1. M/s Zion & Developers Pvt. Ltd. vide letter dated 29.08.2023 has requested for second extension of project namely; "Lake View", a group housing colony on land measuring 1 acre registered vide Reg. No. HRERA-PKL-FBD-91-2019 dated 23.01.2019 which was valid upto 31.10.2023 after expiry of one year extension in addition to nine months due to covid period.

2. The matter was considered on 21.11.2023 wherein following observations were conveyed:

"7. Authority observes that as per Engineer Certificate, percentage of work done to total estimated cost is 34.21%. Thus, no work has been carried out after grant of first year extension. Hence, Authority decided as under:-

- i. Further sale in the project is banned.*
- ii. Promoter should submit sold and unsold inventory.*
- iii. Audit of the project be got done from CA empanelled firm of the Authority.*
- iv. Public notice in newspapers be got published for inviting objections from general public.*
- v. Project be got monitored on quarterly basis.*
- vi. A copy of builder buyer agreement be submitted.*
- vii. Copy of approved service plan estimates be submitted."*



3. In compliance of above order, M/s Baldev Kumar & Co. was appointed as auditor vide letter dated 12.02.2023 to conduct the audit of the project. Public notice was published on 28.12.2023, however no objections were received. The auditor submitted its report on 12.03.2024

4. The promoter vide reply dated 18.12.2023 has submitted that there are total 84 flats in the project out of which 53 have been sold. The promoter has submitted photographs of the project and service estimates. The promoter has also submitted a copy of builder buyer agreement executed with Sh. Punjay Kumar and Architect Certificate showing the date of inspection as 15.12.2023 stating that total percentage of construction work done at site is 58.29%.

5. The matter was last considered by the Authority on 10.04.2024 wherein Authority directed the respondent to submit bank statement supported by CA certificate that amount of 1,00,80,000/- received in non-RERA designated account has been deposited in RERA account.

6. The respondent vide reply dated 23.04.2024 has submitted that deposit of ₹1,00,80,000/- into non-RERA account has been by one of their customers Mr. Divyanshu Kalra who despite information of new RERA account continued to transfer the funds to non-RERA account. It has been submitted that these amounts were promptly transferred from non-RERA account to designated account on the same day. The bank statements have been attached but same are not supported by a CA certificate.

7. QPR has been filed upto 31.12.2023.

8. Mr. Tarun Ranga, Advocate informed that CA Certificate has been submitted today and will the license renewed under intimation to Authority.

9. After consideration, Authority decided to grant second year extension under Section-7(3) of RERD Act, 2016.



[Handwritten signature]
17/5/24.

True copy

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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.

LA (Ashima)