



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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. 251.15**

**Extension under Section 6 of RERD Act, 2016.**

**Promoter: M/s Iris Plaza Private Ltd.**

**Project: "Terra Lavinium"-an Affordable Group Housing Colony on land measuring 5.96 acres forming part of Sector 75, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-08-2018 dated 21.05.2018 valid upto 30.06.2022.**

**Temp ID: RERA-PKL-396-2019.**

**Present: Mr. Puri, Company Secretary/ Authorized Representative.**

1. The Authority vide its orders dated 26.07.2023 had passed the following directions:

*"1. M/s Iris Plaza Pvt. Ltd. vide letter dated 19.06.2023 has requesting for the First Extension of registration of project "Terra Lavinium"-an affordable group housing colony on land measuring 5.96 acres forming part of Sector 75, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-8-2018 dated 21.05.2018 which was valid upto 30.06.2022.*

*2. The applicant has applied for the extension of one year period which will be valid upto 31.06.2023. The applicant may be granted the Covid period extension of 9 months.*

*3. License No. 79 of 2017 granted by DTCP for land measuring 5.962 acres was valid upto 03.10.2022 and applicant/promoter has submitted renewal application dated 15.06.2023 to DTCP Haryana.*

*4. The applicant/promoter has submitted that "the project is comprising of 7 Towers and 764 units. Development of the project was initiated with a view to complete the project in stipulated time but due to some unavoidable circumstances like lockdown due to Covid, labour shortage after covid impact and NGT notification for ban of construction in NCR area etc, impact the development work. At present 75% of the*



overall project is completed. As sufficient labour is deployed on the site to complete the development work within 6 months.

5. After consideration, Authority decided that promoter be asked to submit proper CA Certificate, Engineering Certificate and Architecture Certificate as well as approved service plan estimates.

6. After submission of above documents, extension will be considered.

7. Adjourned to 18.09.2023."

2. Matter was then considered by the Authority on 19.09.2023, 21.11.2023, 24.01.2024 and 20.03.2024. However, no reply was submitted by the promoter and the matter was adjourned to 01.05.2024 giving last opportunity to the promoter to file reply.

3. Applicant promoter has still not filed any reply to the above mentioned deficiencies.

4. The promoter has filed QPR upto June 2023.

5. Mr. Puri stated that reply has been submitted on 30.04.2024. Hence, Authority decided that it may be examined by project cell and submit in next meeting. Promoter should also apply for second year extension under Section-7(3) of RERD Act, 2016 as it has also become due.

6. Adjourned to 07.08.2024.



*anand*  
17/5/24.

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 (Aslima)