



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 08.11.2021.

Item No. 156.14

(ii) Promoter : Maximal Infrastructure Pvt. Ltd.

Project : "Maximal" – Group Housing Colony on land measuring 48.038 acres in Sector-89, Faridabad.

Temp ID : RERA-PKL-587-2019

AND

(iii) Promoter : Zion Promoters & Developers Pvt. Ltd.

Project : "Stonecrop-II" – Group Housing Colony on land measuring 3.00 Acres (FAR 21246 Sq. Mtrs.) (part of 48.038 acres) in Sector-89 Faridabad.

Temp ID : RERA-PKL-718-2019

AND

(iv) Promoter : Ferrous Infrastructure Pvt. Ltd.

Project : "Ferrous City, Phase-I" – Group Housing Colony on land measuring 14.80 acres (FAR 1,04,817 Sq. Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-612-2019

AND

(v) Promoter : ORS Infrastructure Pvt. Ltd.

Project : "Royal Residency" – Group Housing Colony on land measuring 3.456 acres (FAR measuring 35,355.07 Sq.Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-625-2019

AND



(vi) Promoter : Heritage Cottages Pvt. Ltd.

Project : "Ozone Square (Zone E & EWS)" Group Housing Colony on land measuring 2.064 acres (FAR measuring 21135.94 Sq. Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-633-2019

Present: Sh. Deepak Aggarwal, Ld. Counsel for M/s. Maximal Infrastructure Pvt. Ltd.; Narender Hooda, Representative Zion; Sunena, DTP HQ.

1. On 20.09.2021 the Authority while referring to the orders dated 30.09.2019 had observed that:

2. in furtherance of the orders passed by Hon'ble Supreme Court of India, Town & Country Planning Department is actively considering renewal of the license of the project as well as its bifurcation amongst five successor companies named Maximal, Ferrous Infrastructure Pvt. Ltd. ORS Infrastructure, Heritage Cottage Pvt. Ltd. and TIDCO. (M/s TIDCO is also facing liquidation proceedings before the Hon'ble High Court of Delhi).

It is in the knowledge of the Authority that M/s Zion Promoters and Developers Pvt. Ltd. have constructed a housing complex on the land which had come to the share of M/s Ferrous Infrastructure Pvt. Ltd. It has been pointed out to the Authority that M/s Zion promoters and Developers are 'sub-licensee' of the 'sub-licensee' M/s Ferrous Infrastructure Pvt. Ltd. and the project constructed by them is not even a part of the original plan approved by the Town & Country Planning Department.

3. The Authority decides to seek comment of the Town & Country Planning Department as to whether the group housing complex constructed by M/s Zion Promoters and Developers Pvt. Ltd. is a part of the plans approved by department or not. If it is not a part of the plans approved by the department then what course of action, they propose to adopt for dealing with the project.



4. The Authority would expect the Director, Town & Country Planning Department to have the project site inspected from one of its senior officer and submit its comment to the Authority before the next date of hearing."

2. Today, Ms. Sunena, DTP HQ appeared through video conferencing and informed that the case has been submitted to DTCP for orders. She sought adjournment for filing the reply.

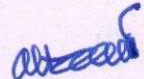
3. Acceding to her request adjourned to 29.11.2021 with a direction that the Director Town and Country Planning should take a final decision before next date of hearing failing which Director should personally appear before the Authority on the next date.

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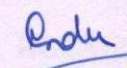



Executive Director,
HRERA, Panchkula

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

 16/11/21

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16/11/2021