



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.08.2019.

Item No. 63.14

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

Project : "Stonecrop-II" – Group Housing Colony on land measuring 3.00 acres situated in Sector 89, Faridabad.

1. The application for registration of a group housing colony on an area measuring 3.0 Acres namely "Stone Crop II" situated in Sector-89, Faridabad came up for consideration of the Authority today. The Authority observed as under:
 - i. That originally, license no. 34-36 of 2007 dated 23.01.2007 was granted to M/s Triveni Ferrous Infrastructure Pvt. Ltd., M/s Ferrous Alloys Forgings Pvt. Ltd. & Sh. Sumit Mittal for developing a group housing colony on land measuring 48.038 Acres in Sector-89, Faridabad.
 - ii. That the licensee company divided the total area among five developer companies by virtue of various agreements.
 - iii. M/s Ferrous Infrastructure Pvt. Ltd. purchased land measuring 10.270 Acres with development FAR rights of 14.80 Acres in this project.
 - iv. M/s Ferrous Infrastructure Pvt. Ltd. transferred a part of their FSI to the applicant promoter measuring 21245.99 Sq. Mts. to which rights have been conferred by the licensee vide Power of Attorney dated 21.06.2011;
 - v. That the promoter has already sold/booked 150 out of 171 apartments and as given in the online form (A-H) the project is 65%



complete, the promoter should submit details relating to financials of this project including amount collected from the allottees, amount of money required for completion of the project, etc.

Further, detailed plan of action for the completion of this project be also submitted by the promoter before the next date of hearing.

Deficiencies found in the online form (A-H) are as under:

- i. Details relating to internal development works and quarterly progress not submitted;
- ii. Area utilization in Part-C not submitted;
- iii. Deficit registration fee of Rs. 1,59,285/- be submitted;
- iv. Amount already incurred till the date of application not given;
- v. Financial details to be filled in Part CX of the online form A-H not submitted;
- vi. Affidavit-cum-Declaration REP II not annexed with the application;
- vii. Information submitted in Part-B of the online form (A-H) not correct.

2. In view of the above, the promoter is directed to apply afresh online after clearing out all the above-mentioned deficiencies in the form A-H and is directed to appear in person before the Authority on the next date of hearing.

3. Adjourned to 09.09.2019.

True copy




Executive Director,
HRERA, Panchkula

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


12/8/19 LA (Taurun)