



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.07.2025.

Item No. 292.07

Extension of registration of the project under Section-7(3) of RERA 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 upto 31.12.2023.

Temp ID: RERA-PKL-859-2020.

1. The promoter vide letter dated 07.04.2025 has sought extension of registration of the captioned project under Section- 7(3) of the RERA Act, 2016. After consideration, Auditor has been appointed on 01.05.2025. Vide letter dated 03.06.2025, Audit report has been received. In which, following have been submitted by the Auditor:

The promoters purchased land Registration no. 866 dated 03.06.2016 at village Rampur of unit land 12 Kanal 8 Marla, Second land Registration no. 214 dated 27.04.2018 at village Rampur of unit land 13 Kanal 8 Marla and entered into Collaboration with Sh. Manmohan Krishan Dang of Land 21 Kanal 18 Marla at village Rampur total area 47 Kanal 14 Marla (5.96 acres) which Affordable plotted colony under DDJAY on Land measuring 5.96 acres situated on village Rampur, Sector – 12, Sohna, Mewat.

It has been observed that the collections from the allottees have been deposited in the bank accounts only. The following are the details of the bank accounts maintained by the Developer for 100% collection of proceeds from the customers and thereafter utilization of



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70% on the project being project cost and remaining 30% in separate bank account for other expenses.

S. No.	Account No.	Bank Name & Address	Type of account	Status
1.	921020039396565	AXIS BANK, Lajpat Nagar, IFSC – UTIB0000126	Project Collection Escrow Account (where 100 % of the amount received from the customers are deposited)	ACTIVE
2.	921020040706559	AXIS BANK, Lajpat Nagar, IFSC- UTIB0000126	Designated HIRERA Account (wherein AXIS transfer 70% from the main Escrow Account)	ACTIVE
3.	921020041942615	AXIS BANK, Lajpat Nagar, IFSC- UTIB0000126	Project Escrow Account (wherein AXIS transfer 30% from the main account.)	ACTIVE

S. No.	Bank	Allottee Collection	Percentage
1.	AXIS BANK-921020039396565	1754.16	100%
2.	AXIS BANK – 921020040706559	1227.70	70%
3.	AXIS BANK - 921020041942615	526.46	30%

Books of accounts on test check basis all the receipts from the buyers are found accounted for in the books of accounts, certificates issued by Engineer, Architect, Chartered Accountants from time to time and declaration given by the promoters received and test checked with the books of accounts.

Withdrawals made from IDW account (70%) are commensurate to the development works carried out at the site and no major deviation has been observed. It is verified from the books of accounts maintained and certificates issued by an Engineer, an Architect and a Chartered Accountant in practice from time to time.

Details of Plots Surrendered / Resumed/ Cancelled/ Restored: (14/05/2025)

Block	Size in Yard	Total Plots	Sold Plots	Unsold Plots	Cancel Plots	Restored Plots
A	143.218	12	12	-	-	-



B	126.369	12	12	-	1	1
C	140.222	12	12	-	4	4
D	143.520	9	9	-	-	-
E	128.680	18	12	6	-	-
E1	149.828	2	2	-	1	1
F	128.680	12	1	11	-	-
G	115.923	12	2	10	-	-
H	115.861	21	21	-	1	1
Total		110	83	27	7	7

2. Following have been submitted by the Promoter:

- CA Certificate and Engineer Certificate stating the percentage of completion of construction works as 85%.
- Architect Certificate stating the percentage of completion of construction works as 85%.
- Environment Clearance Certificate.
- Photographs of the project.
- Payment for extension fee of ₹ 2,41,294.
- Copy of approval of Building Plan in case of group housing and commercial colony
- Copy of Approval of Service Plan/Estimates.
- Zoning Plan / Demarcation Plan.
- Explanatory Note stating the reasons for delay mentioned that due to restriction on construction activities during Covid pandemic in the year 2020 and 2021 coupled with ban on construction activities effected by N.G.T during 2019,2021,2022 and 2023 has resulted in slow progress of construction activity.

3. However, the promoter needs to submit late fee of 25% of registration fee which amounts ₹ 1,44,181/- along with Penalty ₹ 50,463. The promoter needs to mention the specific period for which the extension is being sought. No affidavit submitted from promoter stating that they have not sold any Plot/Unit in the project while the sale was Banned.

4. Registration certificate 269-2021 was valid upto 31.12.2023. The promoter vide earlier application dated 14.02.2024 had applied for extension from 01.04.2025 to 30.06.2025



which was returned by the Authority on 02.04.2025 with a liberty to file afresh U/S 7(3) of the Act. Now, the promoter has applied afresh U/S 7(3) on 07.04.2025 and the promoter not mentioned till what time he is seeking extension.

5. The matter was heard by the Authority on 02.04.2025, in Item No. 282.23, in which Authority observed that:

- " 5. Vide reply dated 25.06.2025, the promoter submitted an affidavit stated that they have not sold out any plot/unit in the project while the sale was banned.*
6. After consideration, Authority directs the promoter to submit late fee of 25% of registration fee which amounts ₹ 1,44,181/- along with penalty ₹ 50,463/-, before the next date of hearing."

6. Vide letter dated 04.07.2025, Promoter has deposited deficit fees of ₹1,01,812/- . The deposited deficit fee is in order.

7. Today, after consideration, the Authority decided that registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 for two years which shall be valid upto 31.12.2025. **Disposed of.**



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.

2A Vardha

