



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.10.2025.**

**Item No. 303.21**

**Continuation of registration under Section-7(3) of RERA Act, 2016.**

**Promoter: FERROUS TOWNSHIP PVT. LTD.**

**Project: "Ferrous Megapolis City Phase 1" a residential plotted colony on land measuring 94.15 acres falling in the revenue estate of Village Sihi and Mujheri, Sector-70, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-373-2022 dated 04.11.2022 valid upto 02.01.2025. First extension under section 7(3) granted upto 02.01.2026.**

**Temp ID: 1147-2022.**

**Present: Adv. Tanya Karnwal through VC on behalf of the promoter.**

1. Vide letters dated 30.09.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 02.01.2026 to 02.01.2028. Following were submitted by the Promoter:

- a. Form REP-V
- b. Extension fee of ₹1, 00,000/- & Payment UTR No. is Kkbkh25272983277.

c.

Particulars	Percentage
Percentage of works completed at the time of last extension	45.66%
Percentage of Development Works executed as per Architect's Certificate till date 31.03.2025	45.66%
Percentage of Development Works executed as per Engineer's Certificate till date 31.03.2025	45.66%
Percentage of Development Works executed as per CA's Certificate till date 31.03.2025	45.66%



- d. CA certificate stating the details regarding money received from allottees, money deposited in 100%, 70% & 30% Account, money withdrawn from 100%, 70% & 30% Account, funds invested in construction work and quantum of money withdrawn by the promoters for the purpose other than project upto 31.03.2025.

Sr. No.	Particulars	₹ in lakhs
1.	(i) Land Cost upto 31.03.2025	25,011.47
	(ii) Development Cost/Cost of Construction upto 31.03.2025	4,944.24
	Total Cost incurred on Real Estate Project [(i)+(ii)]	26,771.13
2.	(i) Proportion of the Cost incurred on Land Cost to the Total Estimated Land Cost	95.61%
	(ii) Proportion of the Cost incurred on Construction Cost to the Total Estimated Construction Cost	82.76%
	Proportion of the amount paid till the end of the month/quarter towards land and construction cost vis-à-vis the total estimated cost	66%
3.	Net amount collected from the allottees till 31.03.2025	28,157.95
4.	Amount already withdrawn from the particular account till the 31.03.2025	26,811.01
5.	70% of amount withdrawn from the particular account till 31.03.2025	18,767.71
6.	30% of amount withdrawn from the particular account till 31.03.2025	8,043.30

- e. Engineer Certificate stating percentage of development work of “Ferrous Megapolis City Phase 1” as on 31.03.2025.  
Date of site inspection- 11.04.2025  
Percentage of work done in the project till the end of 31.03.2025- 45.66%
- f. Architect Certificate stating percentage of development work of “Ferrous Megapolis City Phase 1” as on 31.03.2025.  
Date of site inspection- 11.04.2025  
Percentage of work done in the project till the end of 31.03.2025- 45.66%
- g. Approval of Service Plan/Estimates of License No. 5 of 2012 dated 24.01.2012 issued by the Directorate of Town and Country Planning, Haryana vide Memo No. CE-I/ACE(HQ)/SDE(W)/HDM(R/F)/2022/89325 dated 11.11.2022.
- h. Approval of Internal Electrical Infrastructure for residential plotted colony situated in the revenue estate of Village Sihi and Mujheri, Sector-70, Faridabad issued by Dakshin Haryana Bijli Vitran Nigam, Haryana vide Memo No. Ch-02/WO/E-93/2024-25/FBD dated 05.03.2025.
- i. Renewal of Licence No. 05 of 2012 dated 24.01.2012 renewed upto 23.01.2028 by Directorate of Town & Country Planning, Haryana vide Memo No.LC-2585/PA/(SK)/2025/1931 dated 15.01.2025.
- j. Photographs of the project.



k. QPR filed upto 31.12.2024.

2. The present application has been examined and following shortcoming has been noticed: -

- a. Environment Clearance Certificate has not been submitted.
- b. Affidavit from the promoter stating that they have not sold any plot/unit in the project while the sale was banned has not been submitted.
- c. QPR from 01.01.2025 to 30.09.2025 has not been filed.
- d. Hard copy of fee receipt not submitted.
- e. Extension fee is deficit by ₹18,05,125/- for 1 year.
- f. An explanatory note regarding delay in project has not been submitted.

4. Today, Adv. Tanya Karnwal appeared on behalf of the promoter. The above mentioned observations/deficiencies were conveyed to the Ld. counsel. Thereafter, Ld counsel requested for a short adjournment to comply with the above mentioned observations/deficiencies. After consideration, the Authority accepted the request and directs the promoter to submit the fee within 2 days, and the matter adjourned to 12.11.2025.



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.

STP

LA karqijal  
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