



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 12.11.2025.

Item No. 304.46

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 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:

- i) Form REP-V
- ii) Extension fee of ₹1,00,000/- & Payment UTR No. is Kkbkh25272983277.
- iii)

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%

- iv) CA certificate stating the details regarding money received from allottees, money deposited in 100%, 70% & 30% Account, money withdrawn from 100%, 70% &



(12)

30% Account, funds invested in construction work and quantum of money withdrawn by the promoters for the purpose other than project upto 31.03.2025.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	Amount already withdrawn from the particular account till the 31.03.2025	26,811.01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

- v) 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%**

- vi) 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%**

- vii) 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. CEI/ ACE (HQ)/ SDE (W)/ HDM(R/F) /2022 /89325 dated 11.11.2022.

- viii) 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.



ix) 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.

x) Photographs of the project.

xi) QPR filed upto 31.12.2024.

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.

2. On 29.10.2025, Adv. Tanya Kanwal appeared on behalf of the promoter. The above mentioned observations/deficiencies were conveyed to the Ld. counsel. Therefore, Ld counsel requested a short date 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.

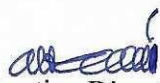
3. Vide reply dated 31.10.2025, the promoter has made a payment of ₹18,06,000/- on dated 30.10.2025, UTR No. KKBKR52025103000784352.

4. The promoter may be asked to comply with the remaining observations/deficiencies. Requisite late fee amounting ₹4,76,289/- has to be submitted by the promoter.

5. Today, Adv. Tanya appeared on behalf of the promoter and submitted that the QPRs have been uploaded till Sep, 2025. The above mentioned observations/deficiencies from (a) to (f) and the late fee to be deposited were conveyed to the Ld. counsel. The Authority directs the promoter to rectify the said deficiencies. Adjourned to 24.12.2025.



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 (away)



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