



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 24.12.2025.

Item No. 308.16

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 on behalf of the promoter.

1. Vide letter 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.

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	45.66%



iii)

per CA's Certificate till date 31.03.2025	
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iv) 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stating the details regarding money received from allottees, money deposited in 100%, 70% & 30% Account, money withdrawn from 100%, 70% & 30% Account, funds invested in construction work and quantum of money withdrawn by the promoters for the purpose other than project upto 31.03.2025.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	Amount already withdrawn from the particular account till the 31.03.2025	26,811.01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

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. CE-I/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. Ld counsel requested for a short date to comply with the above mentioned observations/deficiencies. After consideration, the Authority accepted the request and directed the promoter to submit the fee within 2 days, and the matter was adjourned to 12.11.2025.

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

4. The promoter was asked to comply with the remaining observations/deficiencies and requisite late fee amounting ₹4,76,281/- has to be submitted by the promoter.

5. On 12.11.2025, 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 directed the promoter to rectify the said deficiencies.

6. Vide letter dated 11.12.2025, promoter has submitted reply to the above mentioned deficiencies which is as under:

Sr. No.	Deficiency	Reply
1.	Environment Clearance Certificate has not been submitted.	Copy attached
2.	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.	Copy attached
3.	QPR from 01.01.2025 to 30.09.2025 has not been filed.	Uploaded upto 30.09.2025



4.	Hard copy of fee receipt not submitted.	The fees was submitted vide RTGS. The UTR numbers of the fees are as follows: ₹1,00,000/- : KBKH25272983277 ₹18,06,000/-: KKBKR52025103000784352
5.	Extension fee is deficit by ₹18,05,125/- for 1 year.	The fees of ₹18,06,000/- was submitted vide RTGS through UTR Number KKBKR52025103000784352
6.	An explanatory note regarding delay in project has not been submitted.	<p>1. The Registration Certificate for the project in question is HRERA-PKL-FBD-373-2022 dated 04-11-2022 which is being developed under License no 05 of 2012 dated 24.01.2012 which is renewed upto 23-01-2028.</p> <p>2. On 10.11.2022, RERA Registration was challenged before the Ld. Tribunal. Pursuant to the said appeal filed before the Ld. Tribunal, in appeal no. 788 of 2022, titled Chandra Auto Engineers Private Limited and Anr. V/s HRERA, Panchkula, the RERA Registration was put in abeyance.</p> <p>3. The land partition case effected a substantial period of time. It was on 09.11.2023, that the CWP No. CWP-25226-2013(O&M) pending before the Hon'ble Punjab and Haryana High Court, where the partition of the land for the CLU, license and extension of license was granted, was challenged, was dismissed by the Hon'ble High Court.</p> <p>4. This led to restoration of RC but a ban over the same was kept on imposed, which was lifted on 03.01.2024. Hence, the period between Oct 2022-Jan 2024-the project was delayed due to imposition of various bans.</p> <p>5. That the RC for an additional area measuring 26.969 acres was granted vide order dated 03.04.2024, and the Extended RC was granted vide a corrigendum dated 23.04.2024, which stood valid till 02.01.2025, i.e., for a period of 9 months.</p> <p>6. That the promoter was gravely affected by the delays caused due to halt in construction due to monsoons, and NGT Bans. That at all times, the promoter was left at the mercy of the authorities, while having ensuring the complete compliance of all the terms and conditions, as applicable over them.</p> <p>7. That the case for the partition of land was also dragged through this time which led to a delay in the project.</p> <p>8. That, it is most respectfully submitted that for projects for substantially lesser area, this Hon'ble Authority has granted time limits ranging between 3.5-7 years.</p> <p>9. That at this stage, it is of the essence to note that if a 100% of completion was sought in 8 quarters, an approximate of 12.5% was sought</p>



		<p>per quarter. As the actual time period when the work was carried was less than two quarters, yet, the promoter pulled all his resources and manpower to ensure that till January 2025 34.6% of the work was carried. That, moreover, as of September 2025 61.98% of stands are completed.</p> <p>10. That on the other hand, had the period of 4 years been available to the Promoter, the expected rate of carrying the development would have been about 5-6.25%. That these facts evidently show that about bonafide that the Promoter has maintained to carry the development of the project and the continuous commitment of the Promoter in this regard.</p> <p>11. That the aforementioned facts and circumstances reveal that the promoter had faced grave force majeure circumstances, despite which, the promoter had continued the development of the project, and is committed to developing the same further, within the extended time, as sought in the present application.</p>
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The promoter also submitted that the order dated 12.11.2025 (uploaded on 04.12.2205) notes a delay fee of ₹4,76,289/-. In this respect, it was submitted that the present extension was filed on 30.09.25 and the remaining payment was also duly made at the earliest opportunity, and the latest QPRs were also filled, hence a request was made that the same may not be imposed. It was assured to do all the filings more comprehensively.

7. Subsequently, by way of a further reply dated 11.12.2025, the promoter filed a representation in relation to extension of the project registration and seeking reliefs of due consideration of extraneous circumstances, grant of Extension till 02.01.2028 (for 2 years under section 7(3) of RERA Act), and non-requirement of Forensic Audit on the followings grounds:

- a. Because the development of the project was hindered due to circumstances beyond the control of the developer.
 - i) The project's completion was significantly hindered by a decade-long litigation process in the High Court, which was beyond the developer's control.
 - ii) The developer faced a stay on their registration certificate and a subsequent ban on sales imposed by the Ld. REAT and Ld. RERA, respectively.
 - iii) Due to these regulatory actions, the promoter had only approximately 6-7 months of effective development time (excluding monsoons) out of the entire two-year RERA registration period.



- iv) The original plan aimed for 100% completion in 8 quarters, equating to approximately 12.5% per quarter.
- v) Despite work being carried out for less than two quarters, the promoter achieved 34.6% completion by January 2025 and 61.98% by September 2025. Had a full four-year period been available, the expected development rate would have been about 56.25%.
- b. The Extension of 2 years should be allowed.
- Section 7(3) of the RERA act allows the Authority wide powers to grant extensions beyond the one-year limit specified in Section 6.
 - The promoter has faced various unavoidable circumstances, such as monsoons, NGT Bans, and departmental delays, which have hindered continuous development.
 - Due to these delays and foreseeable future hindrances, an extension of up to two years is requested to ensure timely project completion.
 - It is noted that the Haryana RERA Gurugram has a practice of granting extensions under section 7(3) for periods of more than one year – upto 3/4 years years.
- c. Because the audit of the project has been conducted and concluded very recently, vide report dated 30.06.2025 and hence, no audit is called for, at this stage.
- That it is most respectfully submitted that, while granting the extension of RERA till 02.01.2026, the Ld. Authority had conducted the audit of the project, vide order dated 02.07.2025.
 - That the audit report was submitted on 30.06.2025, i.e., only 3 months prior to the filing of the present application. That such a short span of time, does not, in any way, mandate the requirement of getting the project audited.
 3. That at this stage, it is of essence to note that there was no default that was highlighted either the Ld. Authority or the Auditor, in the books of promoter, and hence, there is no cause or a mandatory requirement for conducting such an audit at this stage.
- d. Because the promoter, in utmost bona fide, had infused self-funds to ensure the project was afloat.
- That during the time between Jan 2025 July 2025, when the extension of the project was pending before the Ld. Authority, the bank accounts of the promoter were frozen, as informed by the designated bank. The detailed chain of account freezing is mentioned as under with dates

Date	Account Status Change	Reason (as per email)
03.01.2025	No Freeze to Debit Freeze	RERA Certificate Expired
21.02.2025	Debit Freeze to No Freeze	Accessing your account
24.03.2025	No Freeze to Debit Freeze	RERA Certificate Expired
25.03.2025	Debit Freeze to No Freeze	Accessing your account
24.04.2025	No Freeze to Debit Freeze	RERA Certificate Expired
23.07.2025	Debit Freeze to No Freeze	Accessing your account



e. Because the financial and technical viability of the promoter has been duly maintained.

i) That the CA Certificate as on September 2025 effectively shows a 61.98% of financial completion of the project. That given the circumstances that the promoter has been put through, such effective physical as well as financial completion show the technical capability of the promoter to effectively complete the project.

In light of the aforementioned facts and circumstances, it was prayed that the Ld. Authority be pleased to grant reliefs, including but not limited to the following:

- a) Allow Extension till 02.01.2028;
- b) Hold that no forensic audit is required to be conducted in the present circumstance, Auditor was appointed on 01.05.2025 and the audit report was submitted on 02.07.2025.
- c) Consider extraneous circumstances that the promoter had undergone, to consider the extension of the project till Jan 2028, thereby allowing sufficient time to the promoter to complete the project, whilst also considering substantial time to go in foreseeable hindrance like Monsoons, NGT Bans, etc.
- d) Allow name change of the project and the promoter.

8. No proposal relating to the change in the name of the promoter/ project has been received.

9. Today, Adv. Tanya Karnwal appeared on behalf of the promoter and submitted that vide letter dated 11.12.2025 has complied with all the deficiencies. After consideration, the Authority in exercise of the powers vested under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, hereby grants extension of registration for a period of one year, until 02.01.2027. The office is directed to issue extension of registration accordingly.

10. 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.

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