



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 15.01.2025.

Item No. 275.13

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

Promoter: TDI Mansion Pvt. Ltd.

Project: Chitrakoot - an affordable residential plotted colony on land measuring 10.018 acres in Sector 64, Village Patla and Nangal Kalan, Sonapat.

Reg. No.: HRERA-PKL-SNP-164-2019 dated 01.10.2019 valid upto 31.07.2020.

Temp ID: 708-2019.

1. The Authority had registered this residential plotted colony on 01.10.2019. Vide letter dated 21.03.2024, the promoter applied for registration for the gap period from the date of completion of original certificate (i.e. 31.07.2020) up to the date of grant of completion certificate (i.e. 16.11.2023) along with Covid 19 benefit.

2. The matter was heard by the Authority on 10.04.2024 vide item no. 249.19 wherein it was decided that promoter should file online QPRs up to the date of receipt of completion certificate. Promoter should also submit copies of approved demarcation plan, zoning plan, service plan/ estimates and NOC from environment department. After that request of promoter will be considered. The Authority on 12.06.2024 had granted another opportunity to the promoter to submit reply before one week before the next date of hearing.

3. Thereafter, since no reply was received from the promoter, the Authority on 04.09.2024, vide item no. 264.11 had decided as under: -

- a. Further sale in the project is banned.
- b. Rs 50,000/- cost is imposed on the promoter for not submitting the reply.
- c. MD/one of the Directors be personally present on the next date of hearing.



4. The Authority on 13.11.2024 has observed that the promoter has not complied with the orders of Authority dated 10.04.2024 and 04.09.2024. Therefore, Authority decided that show cause notice under Section-35 read with Section-63 of RERA Act, 2016 be issued to promoter as to why penalty may not be imposed for not complying with the orders of Authority. Show cause notice be issued, if not earlier issued.

5. Promoter was also directed to deposit late fee amounting to Rs. 4,50,402/- and penalty of Rs.7,88,200/- as per resolution of Authority dated 07.08.2024 before next date of hearing. Reply has not been received from the promoter.

6. As the promoter has not submitted any reply, Authority decided to adjourn the matter to 26.03.2025. Ban on same to continue.



True copy

[Handwritten signature]

~~Executive Director,~~
HRERA, Panchkula

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30/1/25

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

CA (Saubham)