



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 19.02.2025.**

**Item No. 279.50**

**Continuation of registration of project u/s 7(3) of RERA Act 2016.**

**Promoter: M/s. Splendor Landbase Ltd.**

**Project: "Splendor Grande" a Group Housing colony measuring 6.73 acres (part of 16.31 acres), situated in Sector 19, Panipat.**

**Reg. No.: 362(a) of 2017 dated 01.01.2018 valid upto 31.03.2022, first extension and general extension of 9 months granted upto 31.12.2023 second extension granted upto 31.12.2024.**

**Present: Sh. MC Sharma (CFO) on behalf of the promoter via video conferencing**

1. The promoter has applied for Continuation of registration of project for third year under Section 7 of RERA Act, 2016, on prescribed proforma Rep-V Form. *(However, the promoter has stated section wrongly i.e. 6(1)).*

2. The applicant promoter had submitted ₹4,21,965/- as extension fee through RTGS on 11.03.2024, which is in order. License No. 37 of 2008 dated 25.02.2008 has been granted by DTCP on land measuring 16.31 acres which was renewed upto 24.02.2025. Copy of further renewal of license not submitted.

3. The promoter has enclosed a copy of Occupation Certificate of Tower-A3, Tower-B1, Tower T1 & T2, Tower T3 & T4, Tower T5 & 6, EWS Tower, convenient shopping dated 26.04.2024. Photographs showing the present position at site have been submitted. QPRs have been uploaded upto 31.12.2024.



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4. Explanatory note: *Low rise block A & B of the said project was not funded by SWAMIH INVESTMENT FUND-I. Due to insufficient funds, low rise block A and B was not developed and constructed by the company.*

5. CA certificate dated 28.12.2024 states that the said project is being developed by the company in two phases and as on 31.11.2024, out of total estimated cost of Rs. 198.01 crore, the company has invested a sum of Rs.182.5 crore in phase-1 of the project.

6. Engineer and Architect certificate dated 01.12.2024 states that work of Club is 55% complete and work in Low-rise block A and B have commenced. However, the percentage of work completed in Block A and B, has not been mentioned.

7. Resolution plan states that the promoter has confirmed receivables of Rs. 35.95 crore from its homebuyers which are sufficient to seamlessly discharge the NCD liability and complete the construction of Phase-1.

8. The registration was valid upto 31.12.2024 and application for continuation has been received on 30.12.2024, late fee (75%) as per resolution dated 07.08.2024 is Rs. 2,95,376/-, which has to be paid by the promoter.

9. Today, Sh. MC Sharma informed that renewal of license is still pending before the Department. Authority decides to return the said application with a liberty to file afresh. The extension fee earlier deposited will be adjusted after deduction of 5% processing charges. The promoter is directed not to advertise, book, sell any unit/flat/plot in the project till extension is granted.

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.

*Monika*  
12/03/25

*CA (Monika)*