



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 26.03.2025.

Item No. 282.13

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 had applied for continuation of registration for the gap period from the date of expiry of registration 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 granted another opportunity to the promoter to submit reply 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 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 observed that the promoter has not complied with the orders of Authority dated 10.04.2024 and 04.09.2024. Therefore, Authority decided that promoter should show cause as to why penalty may not be imposed for not complying with the orders of Authority. 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. Since the promoter has not submitted any reply, Authority on the last date of hearing, i.e., 15.01.2025, decided to adjourn the matter to 26.03.2025. Ban on sale to continue.
5. Now, the promoter vide reply dated 15.01.2025 has submitted the following:-
- Demarcation Plan,
 - Standard design of commercial site measuring 0.216 acres,
 - Zoning Plan.
6. The Authority after consideration observes that the promoter has not submitted the following documents: -
- Service plan/ estimates and NOC from environment department
 - Rs 50,000/- cost which was imposed on 04.09.2024 on the promoter for not submitting the reply
 - Late fee amounting to Rs. 4,50,402/- and penalty of Rs.7,88,200/- as per resolution of Authority dated 07.08.2024
7. Since the promoter is not complying with the directions of the Authority, therefore the application filed by the promoter is hereby returned with a liberty to file a fresh application for continuation of registration under Section 7 (3) of the Act.
- Further, the cost and late fee/penalty already imposed by the Authority should be deposited before applying afresh under Section 7 (3) of the Act. Ban on sale shall continue.


8. Disposed of.



True copy


Executive Director,
HIERA, Panchkula

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

LA (Shylbham)

25/4/25