



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.14

Continuation of registration under Section 6 and 7(3) of the RERA Act, 2016.

Promoter: TDI Infrastructure Ltd.

Project: "ESPANIA 2"- a Group Housing Colony on land measuring 10.83 acres in Sector 19, Sonapat.

Reg. No.: HRERA-PKL-SNP-162-2019 dated 01.10.2019 valid upto October, 2020.

Temp ID: 452-2019.

Present: Adv. Rahul Diwan on behalf of the promoter.

1. The Authority had registered this project on 01.10.2019. Vide letter dated 07.01.2025, the promoter has applied for the continuation of registration upto 31.10.2025 on REP-V alongwith a fee of Rs 10 Lacs: -

2. The Authority on 15.01.2025 vide item no. 275.33 had decided that promoter should submit the following documents/ information. After that request of promoter will be considered: -


- i. Copy of renewed license.
- ii. Photographs of the project.
- iii. CA, Engineer and Architect certificate.
- iv. Copies of approved building plans, zoning plan, Service plans/estimates and NOC from environment.
- v. Reasons for not completing the project in time.
- vi. Whether OC/CC applied or not.
- vii. Online QPRs have been filed upto 31.12.2023.
- viii. Details of computation of extension fee, so that deficit fee if any could be computed.
- ix. Late fee and penalty as per resolution dated 07.08.2024.




- x. Audit of the project has to be got conducted and public notice has to be issued for inviting objections from general public.
3. Thereafter, the promoter vide letter dated 21.02.2025 was asked to deposit extension fee for 4 years i.e., 21,48,957/-, Late fee amounting to Rs.15,74,478/- and penalty amounting to Rs. 31,48,957/- as per resolution dated 07.08.2024 alongwith the fee for public notice and Auditor's fee amounting to Rs 51,300/- so that public notice is issued and an auditor is appointed.
4. Today, no reply has been received from the promoter. On the request of the counsel, the Authority granted one last opportunity to the promoter to file reply failing which penal proceedings will be initiated.
5. Adjourned to 09.07.2025.



True copy


Executive Director,
HREERA, Panchkula

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

CA (Seembanu)

25/4/25