



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

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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.07.2025.**

**Item No. 292.13**

**Continuation of registration under Section 6 and 7(3) of the RERD Act, 2016 – TDI Infrastructure Ltd.**

**Promoter: TDI Infrastructure Ltd.**

**Project: “ESPANIA 1”- a Group Housing Colony on land measuring 12.64 acres in Sector 19, Sonapat.**

**Reg. No.: HRERA-PKL-SNP-161-2019 dated 15.11.2019 valid upto December, 2020.**

**Temp ID: 648-2019.**

**Present: Adv. Anjanpreet, proxy counsel on behalf of promoter.**

1. The Authority had registered this project on 15.11.2019. Vide letter dated 07.01.2025, the promoter has applied for the continuation of registration upto 31.12.2025 on REP-V alongwith a fee of ₹ 10 Lacs.

2. The Authority on 15.01.2025 vide Item No. 275.34 has decided that promoter should submit the following documents/ information. After that request of promoter will be considered: -


1. Copy of renewed license.
2. Photographs of the project.
3. CA, Engineer and Architect certificate.
4. Copies of approved building plans, zoning plan, Service plans/Estimates and NOC from environment.
5. Reasons for not completing the project in time.
6. Whether OC/CC applied or not.
7. Online QPRs have been filed upto 31.12.2023.



8. Details of computation of extension fee, so that deficit fee if any could be computed.
  9. Late fee and penalty as per resolution dated 07.08.2024.
  10. 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 ₹.15,74,478/- and penalty amounting to ₹. 31,48,957/- as per resolution dated 07.08.2024 alongwith the fee for public notice and Auditor's fee amounting to ₹ 51,300/- so that public notice is issued and an auditor is appointed. On 02.04.2025, the matter was adjourned to 09.07.2025 since the reply was not received.
4. Today, Adv. Anjanpreet, appearing on behalf of promoter informed that they have filed reply to the observations made above, in the registry of the Authority yesterday itself. Taking note of the same, the Authority directs the office to examine the same and put up on the next date of hearing.
5. Adjourned to 24.09.2025.



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.

CA (Seemabhai)

  
15/7/25