



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.09.2025.

Item No. 298.08

Continuation of Registration u/s 7 (3) of the RERA Act-"Tulip Grand".

Promoter: Tulip Infratech Private Limited.

Project: "Tulip Grand" a group housing colony over an area measuring 15.05 acres Situated in Sector 35, Sonipat, Haryana.

Reg. No.: HRERA-PKL-SNP-93-2019 dated 01.03.2019 (Tower 12 valid upto December 2019 & Tower 13 valid upto December 2023.) 1 year extension in addition to 9 months covid period valid upto 30.09.2025.

Present: Adv. Tarun Ranga on behalf of the promoter.

1. The Authority in its meeting held on 12.06.2024 had granted one year extension in addition to nine months Covid period upto 30.09.2025 along with the condition that in BBA to be executed with the allottees relating to Tower 13, the promoter shall declare that possession of the apartments will be handed over by 31.12.2026.
2. Now, the promoter vide letters dated 01.07.2025 and 16.07.2025 has applied for further continuation of registration for 2 years from the expiry of said period for Tower 13, as the prevailing market conditions in this location have proven to be unfavourable, leading to diminished demand.
3. The promoter has mentioned that Occupation Certificate for Tower 12 was received on 13.12.2019 which was submitted at the time of application of Extension u/s 6 of the Act. Furthermore, the Authority has granted the extension of registration for Tower 13 u/s 6 of the Act which is valid till 30.09.2025. The Authority while granting the extension of registration u/s 6 directed the promoter that "In BBA to be executed with the allottees relating to Tower



13

13, the promoter shall declare that the possession of the apartments will be handed over by 31.12.2026. The promoter has mentioned that they have not sold any apartment in tower 13 till date, thus, no third-party rights have been created till date. The company was unable to initiate the construction of Tower 13 in previous time and construction is now ongoing and they require further time to complete the construction and obtain the necessary approvals from the competent authority. Considering the current market scenario, revised plan is to complete Tower 13 over the next two years, aligning with more favourable market conditions. Therefore, the promoter sought a 2-year extension for the completion of Tower 13. In this regard, following is submitted:

- a. The promoter has applied online through web portal.
 - b. The promoter has deposited ₹ 1,90,000/- as extension fee, which is in order for 1 year extension.
 - c. Percentage of works completed at the time of last extension was 51.23%
 - d. Percentage of construction works completed as per Architect certificate is 82.41% and as per Engineer certificate is 86.37%
 - e. Percentage of works completed as per CA certificate till date is 82.41%
 - f. QPRs have been filed upto 30.06.2025.
 - g. License no. 1041 of 2006 and 52 of 2013 are now valid upto 26.07.2029 and 21.06.2029 respectively.
 - h. Copy of zoning plan, service plan/estimates have been enclosed.
 - i. Photographs of the project have not been submitted by the promoter.
4. The promoter vide letter dated 04.08.2025 was directed to deposit Auditor's fee, fee for public notice and submit photographs of the project within a period of two weeks.
5. Now, vide letter dated 21.08.2025, the promoter has informed that no third-party rights have been created in Tower-13 till date, for which extension has been sought. Accordingly, the requirement of publishing a public notice and appointment of an auditor does not arise at this stage. Photographs evidencing the same have been enclosed.
6. In light of the above, the promoter has prayed that the requirement of issuing a public notice and appointing an auditor may kindly be quashed and the matter be allowed to proceed further.

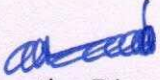


7. Adv. Tarun Ranga appearing on behalf of the promoter informed that they are filing an affidavit in the registry of the Authority affirming that no third-party rights have been created in Tower-13 till date.

8. After consideration, Authority decides that registration certificate shall remain in force under Section 7(3) of the RERD Act, 2016 upto 30.09.2026. Certificate of continuation of registration be issued accordingly. 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.

(LA Subdorm)

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