



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, 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 24.09.2025.

Item No. 300.07

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 Anjanpreet on behalf of 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 along with a fee of ₹ 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: -

- a. Copy of renewed license.
- b. Photographs of the project.
- c. CA, Engineer and Architect certificate.
- d. Copies of approved building plans, zoning plan, Service plans/Estimates and NOC from environment.
- e. Reasons for not completing the project in time.
- f. Whether OC/CC applied or not.
- g. Online QPRs have been filed upto 31.12.2023.
- h. Details of computation of extension fee, so that deficit fee if any could be computed.
- i. Late fee and penalty as per resolution dated 07.08.2024.



- j. 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 along with 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. On 09.07.2025, 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 directed the office to examine the same and put up on the next date of hearing.

5. Vide reply dated 08.07.2025, the promoter had submitted as under: -

- a. That the Promoter has applied for renewal of license before the office of the Director, Town and Country Planning Haryana. The license has not yet been renewed.
- b. That the Said Project is already complete and the Promoter has already applied for grant of occupation certificate of the Said Project before the office of the Director, Town and Country Planning Haryana. The copy of the Application for grant of Occupation Certificate and photographs of the Said Project has been enclosed by the promoter.
- c. The promoter stated that CA/Engineer/Architect certificates are enclosed. However, on perusal, CA/Engineer/Architect certificates are not enclosed with the reply.
- d. Copy of duly approved building plans, NOC for environment clearance is annexed. However, zoning plan and service plan/estimates not enclosed.
- e. That they have paid extension fee of the Said project. We are ready to pay additional extension fee according to RERA Act; if any due as per law. Stated that copy of Computation of Extension fee is annexed, however, the same has not been enclosed.
- f. That they have already uploaded QPR on the website of the Authority till December 2023. Remaining QPRs will also be filed. However, it is stated that project is complete and there is no such progress as on date.
- g. That the Promoter has already applied for the Occupation Certificate on 12.09.2016, and thereafter submitted letter dated 22.02.2021 seeking compounding of offence for offering possession without Occupation Certificate, along with deposit of ₹10,00,000/- as compounding fee.
- h. That the project in question stood completed way back in 2016, which fact is corroborated from the Quarterly Progress Reports (QPRs) already on record. The Promoter has also deposited compounding fee of ₹10,00,000/- for having offered possession without Occupation Certificate. In such circumstances, imposing further late fee would be erroneous, unduly harsh and would result in double burden on the Promoter, who has already regularised the lapse by compounding. The Promoter may therefore be exempted from payment of late fee in the interest



of justice. That the Promoter is always ready and willing to fulfil requirement of the customers of the Said Project and the Said project stands complete well within stipulated time period of RERA certificate. The invitation of the public objections is not required.

6. Further, vide application dated 09.09.2025, Sh. Puneet Vig, objector & Complainant/Decree/Homebuyer has filed objections on the following grounds:-

- a. *Violation of Section 4(2)(I)(C), RERA Act, 2016 - The Respondent failed to adhere to the timeline declared at the time of project registration. The project, originally due in 2016, remains incomplete.*
- b. *Violation of Section 11(4)(a), RERA Act, 2016 - The Respondent failed to fulfill its obligation to complete the project, obtain Occupation Certificate, and hand over lawful possession to the Objector and other homebuyers.*
- c. *Violation of HRERA Order dated 01.05.2023 (Suo-Motu Complaint No. 3019/2022)- Despite explicit directions, the Respondent neither sought timely extension nor complied with the restraint against sale of unsold inventory.*
- d. *Non-Compliance with HRERA Order dated 16.12.2024 (Complaint No. RERA-PKL-1615-2023) - The Respondent has failed to discharge decretal dues, including one-time and monthly interest, thereby frustrating the decree and execution proceedings (RERA-PKL-440-2025). This constitutes willful disobedience of the binding order of this Hon'ble Authority and establishes persistent default.*
- e. *Failure of Transparency Obligations under Section 11(1) & 11(4)(h), RERA Act, 2016 - The Respondent has failed in its statutory duty to maintain transparency with homebuyers by not furnishing true and accurate Quarterly Progress Reports, not disclosing the actual status of construction, not providing reasons for delay, and not producing supporting documentation. Such concealment of material facts violates the core obligation of accountability under the RERA framework and deprives the Objector-homebuyer of his lawful right to information.*
6. *Failure to Obtain Occupation Certificate - Despite lapse of several years, the Respondent has not secured the mandatory Occupation Certificate, rendering any purported possession defective and unlawful.*
- f. *Statutory Liability to Pay Interest (Section 18(1) RERA Act and Rule 15 of Haryana RERA Rules, 2017): The builder is under a clear statutory obligation to pay monthly interest for delay in handing over possession until OC and conveyance deed are executed. The decree dated 16.12.2024 merely enforces this statutory liability, which the Respondent has failed to comply with, aggravating prejudice to the Objector. These violations demonstrate persistent non-compliance, prejudice to the Objector, and establish grounds for attaching unsold inventory and conditioning any extension strictly upon satisfaction of decrees.*

In particular, the Respondent's wilful disobedience of the binding order (Complaint No. RERA-PKL-1615-2023) dated 16.12.2024 and violation of the restraint order dated 01.05.2023 are sufficient grounds to mandate attachment of unsold units and full compliance before any consideration of project extension.



7. After consideration, the Authority is of the view that reply to the majority of observations have not been complied with nor any deficit extension fee, late fee, penalty and fee for public notice and auditor's fee has been deposited by the promoter because of which neither the auditor has been appointed nor any public notice issued. In view of the above, the application for extension filed by the promoter under Section 6 of the Act is hereby rejected and application for continuation of registration filed u/s 7 (3) of the Act is returned with a liberty to file afresh after removal of above deficiencies. Since extension has not been granted by the Authority, therefore the promoter is directed not to advertise, book, sell any plot in the project.

8. 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 - Shubham


15/10/25

STP on leave