



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 21.02.2024.

Item No. 242.18

Extension of real estate project under Section-7(3) of RERD Act, 2016 for five years.

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. The Authority has registered the subject cited project along with the condition that:-
"iii. The promoter shall complete Tower 12 by December 2019 and Tower 13 by December 2023. The Promoter shall also get his licence renewed from time to time till the completion of the project."
2. The promoter vide letter dated 12.12.2023 received on 19.12.2023, has informed that Tower 12's construction has been successfully completed, and they have obtained the Occupation Certificate for the same.
3. They further stated that Tower 12 currently has some unsold units, and the market conditions in this location are unfavourable, resulting in reduced demand. Due to these market challenges, the company is unable to commence the construction of Tower 13 at this time. Further, they have not sold any unit in tower 13. Considering the current market scenario, the company is planning to complete Tower 13 over the next five years to align with more favourable market conditions and thereby requested the Authority to kindly grant them time to apply for extension of registration with the Authority. They further assured that the application for this extension will be submitted prior to the commencement of construction or the launch of Tower 13.



4. The above request of the promoter was placed before the Authority in its meeting held on 03.01.2024 vide item no. 237.07 wherein the Authority had decided that the promoter should take up the matter with DTCP for phasing of the project. The promoter should get his registration renewed till the completion of the project.

5. Now, vide letter dated 12.02.2024, the promoter has applied for extension of their real estate project. The promoter has stated as under:-

- i. Registration of Tower 12 and Tower 13 was granted on 01.03.2019 by mentioning that Tower-12 will be constructed by December 2019 and Tower 13 by December 2023
- ii. The promoter has stated that Occupation certificate of Tower 12 has been granted by DTCP Haryana on 13.12.2019 and due to unfavourable market conditions, they are unable to initiate the construction of Tower 13 earlier and has stated that no unit in Tower 13 has been sold till date.
- iii. The promoter has stated that their revised plan is to complete Tower 13 over the next five years and has sought approval for 5 years extension for completion of Tower 13.
- iv. The promoter has requested to include 9 months covid period in the extension of project.
- v. License No. 1041 of 2006 dated 27.07.2006 for an area of 13.168 acres is renewed upto 26.07.2024. License No. 52 of 2013 dated 22.06.2013 for an area of 1.8875 acres is renewed upto 21.06.2024.
- vi. As per CA certificate dated 05.02.2024, total estimated cost of the project is 6713, out of which 3439.40 is incurred as on 31.12.2023 and 3276.6 is the balance cost to be incurred on the project (It is 48.8% of the total cost). The promoter has not stated whether the figures are in Rupees or Lakhs or Crores.
- vii. As per Engineer Certificate (undated), the percentage of remaining work is 51.73%.
- viii. As per Architect certificate (undated) percentage of remaining works is 48.77%
- ix. The promoter has submitted the copies of approved zoning plan and service plans/estimates of the colony.
- x. Photographs of the projects have been enclosed by the promoter.



- xi. The promoter has submitted Rs. 2,12,500/- as fee for extension of registration, which is found to be in order.
- xii. Online QPRs have been filed upto 31.12.2023.
- xiii. The promoter is reluctant to construct Tower-13 and wants extension for another 5 years as he has not created third party rights in the said Tower.
- xiv. The promoter has not stated anything about phasing of the project with DTCP, Haryana.
6. After consideration, Authority observes that there is no provision in RERD Act, 2016 to grant extension of five years, hence, request of promoter is rejected. There will be ban on the sale in project. Authority further decided that promoter be issued show cause notice under Section-35 read with Section-63 as to why penalty may not be imposed for not completing the project. Common facilities are also required to be completed by promoter in the project. Phasing of the project is to be allowed by DTCP, hence, promoter should apply for that to DTCP.
7. Adjourned to 10.04.2024.



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18/3/24.

True copy

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Executive Director, /
HRERA, Panchkula

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

(A. Sumbhar)