



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 10.04.2024.**

**Item No. 249.05**

**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.)**

**Present: Adv. Tarun Ranga & Mr. Chirag, Authorized Representative.**

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. They further stated that due to market challenges, the company is unable to commence the construction of Tower 13 at this time and 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.
3. 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.



4. Thereafter, vide letter dated 12.02.2024, the promoter has applied for extension of their real estate project. The matter was placed before the Authority in its meeting held on 21.02.2024 vide item no. 242.18 wherein the Authority has observed 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.
5. Thereafter, no reply has been received from the promoter.
6. Show cause notice has been sent to the promoter on registered email id as well as through registered post.
7. Ld. Counsel stated that reply has been filed today in the registry. Authorized Representative intimated that basement of Tower-13 has been completed.
8. After consideration, Authority decided that reply submitted by promoter be examined by Project Section. Promoter was further directed to submit resolution plan for completion of project as well as cogent reasons for delay.
9. Adjourned to 29.05.2024.



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~~ 3/5/24.  
CA Shubham