



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.04.2024.

Item No. 250.15

Continuation of registration U/s 7(3) of RERD Act 2016.

Promoter: M/s Splendor Landbase Ltd.

Project: "Splendor Grande" Group Housing colony measuring 6.73 acres (part of 16.31 acres group housing colony), situated in Sector 19, Panipat.

Reg. No.: 362 of 2017 dated 17.11.2017 valid upto 31.03.2022, first extension and general extension of 9 months granted upto 31.12.2023.

Present: Mr. Manish Parkash, General Manager.

1. The promoter has applied for continuation of registration of project for second and third year under Section 7 of Real Estate (Regulation and Development) Act, 2016, on prescribed proforma Rep-V Form.
2. The applicant promoter has submitted ₹4,21,965/- as extension fee. License No. 37 of 2008 dated 25.02.2008 has been granted by DTCP on land measuring 16.31 acres which is renewed upto 24.02.2025.
3. Explanatory note:
 - i. Low rise block A & b of the said project was not funded by SWAMIH INVESTMENT FUND-I which is sponsored by the GOI and managed by SBICAP Ventures Ltd
 - ii. Due to insufficient funds, low rise block A and B was not developed and constructed by the company.
 - iii. Now company is intending to develop these two blocks with phase 2 of the project comparing 156 units in low-rise blocks (including block A and B of phase 1) and 156 units of high-rise towers. SWAMIH INVESTMENT FUND-I has granted in principal sanction of additional investment amounting to Rs. 111.50 crores for the construction of Phase 2 vide approval letter dated 28.08.2023.
4. The promoter has submitted quarterly progress reports till 31.12.2022.



5. The promoter has enclosed copy of application dated 10.04.2023 for Occupation Certificate of Tower-A3, Tower-B1, EWS Tower, convenient shopping, 88 low rise floors block C(24), D(24), E(24), F(16), Puja Space and Basement falling in the group housing colony measuring 16.31 acres to DTCP. The promoter has not submitted CA, Engineer and Architect Certificates.

6. Photographs showing the present position at site have been submitted. The promoter has applied for continuation of registration for two years up to 31.12.2025. However, fee for one year extension has been deposited.

7. After consideration Authority decided as under:

- i. Fee for second year be deposited,
- ii. CA certificate, Engineer Certificate & Architect Certificate be submitted,
- iii. Upto date quarterly progress reports be uploaded on web-portal of Authority.
- iv. Complete Resolution Plan with details be submitted.

8. On 13.03.2024, Authority observed that registration of project was valid upto 31.12.2023, hence, Authority decided to ban further sale in the project. Authorized representative of promoter submitted that reply has been filed on 12.03.2024. After consideration, Authority decided that reply filed by promoter be examined and submitted on next date of hearing. Adjourned to 24.04.2024.

9. Promoter vide letter dated 12.03.2024 has submitted the reply. 8 Group Housing Towers were registered by Authority on 17.11.2017 valid up to 31.03.2022. First extension and covid extension was granted up to 31.12.2023. Application for grant of occupation certificate for 6 towers, i.e., High Rise B1 and A3 and Low Rise C, D, E and F has been submitted on 10.04.2023. Low Rise Towers A and B have yet to be started.

10. After considering the reply of promoter, Authority decided to grant extension of one year under Section-7(3) of RERD Act, 2016, i.e., up to 31.12.2024.



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17/5/24

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.

IA (Monika)