



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 10.07.2024.

Item No. 259.03

Application for the exclusion of the two low rise blocks A and B from Phase-1 Development Plan of Splendor Grande, Group Housing Project and to add the same in sanction of Phase-2 registration for the upcoming development.

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 31.03.2020, first extension and general extension granted upto 31.12.2023, second extension granted upto 31.12.2024.

Present: Mr. M.C. Sharma, V.P.

1. M/s. Splendor Landbase Ltd, vide letter dated 19.06.2024 has applied for the exclusion of the two low rise blocks A and B from Phase-1 Development Plan of Splendor Grande, Group Housing Project and to add the same in sanction of Phase-2 registration for the upcoming development.

2. The company received plans, outlining the development of 7 low-rise blocks (Block A to F) and 10 high-rise towers [Type A (4), B (2), C (4)], from DGTCP on 27.02.2013. Promoter company proposed to reduce the number of high-rise towers to six and increasing the low-rise blocks to 10 and DGTCP approved the revised plan on 22.07.2019. The promoter decided to develop the colony in phases, accordingly phase-1 of the project was registered under HRERA for the development of 298 dwelling units plus 128 EWS units, 10 convenient shops, basement (12917 sq. mtr.) and community building vide RC no. 362 of 20017 dated 17.11.2017.



(1/2)

3. SWAMIH INVESTMENT FUND-I sanctioned a loan to the promoter company for the development of Splendor Grande Phase-1, excluding low-rise Block A and B. The promoter company states that apart from development of Low-rise Block A and B, all essential works of 250 dwelling units plus 128 EWS units, 10 convenient shops and basement (12917 sq. mtr.) for Splendor Grande Phase-1 have been completed. The OC for the same Phase has been issued by DGTCP on 26.04.2024.

4. The company has received sanction of an additional credit facility of Rs. 111.50 cr. from SWAMIH INVESTMENT FUND-I for development of Splendor Grande phase-2, which includes development of two low rise blocks A and B which are to be pulled out from Phase-1. To facilitate this, the company intends to operate a separate RERA Escrow account for phase 2 and for that an application for registration of phase-2 is submitted. (On 15.05.2024, Authority decided to return the application of registration of Phase-2 due to non-compliance of certain observations with a liberty to file afresh).

5. The promoter has requested for:

- a) Amendment of Splendor Grande phase-1 registration to pull out the two low rise blocks A and B and to add the same in Splendor Grande Phase-2 registration.
- b) Sanction of registration for the upcoming development of Splendor Grande Phase-2 for which a separate application is being filed

6. Authority observes that there is no provision to separate two low rise blocks A & B from Phase-I for which registration was issued on 17.11.2017 and accordingly request of the promoter is hereby turned down. Hence, Authority decided that promoter should complete the project as per registration already granted.



True copy

Executive Director,
HRERA, Panchkula

7/8/24.

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

LA (Monika)