



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 09.10.2024.

Item No. 266.44

Intimation regarding change of name of the project as "RPS Infinia, 12th Avenue".

Promoter: RPS Infrastructure Limited.

Project: RPS Infinia Tower-5 (Phase I), RPS Infinia Tower-4 (Phase II) and RPS Infinia Tower-5 (Phase III) – IT Park Colony situated in Sector 27-A, Village Sarai Khawaja, Tehsil and District Faridabad, Haryana.

Reg. No.: 198, 203 & 204 of 2017 dated 15.09.2017.

1. The matter was considered by the Authority on 04.12.2023 wherein following order was passed:

"1. RPS Infrastructure Ltd. vide letter dated 17.11.2023 has informed the Authority that they are developing an IT Park Project in phases at 12/6 Mile Stone, Village Sarai Khawaja, Mathura Road, Faridabad. The said project is registered with the Authority having following phases:

- a. RPS Infinia Tower-5 (Phase I) – Reg No. 204 of 2017 dated 15.09.2017 valid upto 14.09.2021.
- b. RPS Infinia Tower-4 (Phase II) – Reg No. 203 of 2017 dated 15.09.2017 valid upto 14.09.2022.
- c. RPS Infinia Tower-3 (Phase III) – Reg No. 198 of 2017 dated 15.09.2017 valid upto 14.09.2023.

2. The promoter has submitted that in 2021 they started the sales and marketing of the above 3 registrations in the name of "World Trade Centre" after due confirmation from the Authority vide item No. 148.16. Now w.e.f. from 6th November the promoter has decided to market further the above 3 registrations in the name of "RPS Infinia, 12th Avenue" and accordingly the company will make sales in the above registrations in the name of "RPS Infinia, 12th Avenue". Request has been made to update the same in the records of the Authority and provide confirmation for the same.

3. It is pertinent to mention that the promoter vide letter 19.08.2021 had applied for change of the name of the above three projects as "World Trade Centre, Faridabad" and same was considered in meeting of the Authority held on 06.09.2021 wherein Authority decided as under:



“3. The Authority after consideration decided to approve the change of name of the project as requested by promoter. However, they will seek concurrence of the Town & Country Planning Department as the name of the project has been mentioned in the building plan approved by the department.”

4. However, no information has been submitted by the promoter that concurrence from Town and Country Planning department was sought by him.

5. Authority observes that promoter has not replied to the observations of Authority given in its meeting held on 06.09.2021. Hence, Authority grants one more opportunity to promoter to comply with the directions of Authority. Similar directions are again passed by the Authority w.r.t. the present request of the promoter.

6. Adjourned to 29.01.2024.”

2. The matter was considered by the Authority on 31.01.2024 wherein following was observed:

“4. Vide orders dated 04.12.2023, the Authority had directed the promoter to seek concurrence of the Town & Country Planning Department regarding change of name of the above three projects to ‘World Trade Centre, Faridabad’. However, the promoter vide letter dated 21.12.2023 informed the DTCP regarding the change in the name of the project from ‘World Trade Centre’ to ‘RPS Infinia 12th Avenue’.

5. After consideration, Authority decided that promoter be issued show cause notice under Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority.”

3. The promoter vide reply dated 09.02.2024 has submitted that they have informed the DTCP, Haryana regarding the change of name from ‘RPS Infinia’ to World Trade Centre’ on 10.08.2021. However, concurrence of the Town & Country Planning Department has not been submitted.

4. Further, in compliance of order dated 31.01.2024, suo motu complaint bearing no. 457 of 2024 was registered against the promoter which was listed for hearing on 08.05.2024 wherein penalty of ₹3 lac has been imposed for change of name of the project without permission of the Authority.

5. The matter was then considered by the Authority on 08.05.2024 wherein the promoter was directed to submit details of allottees, project name wise as well as copy of BBA.

6. The promoter vide reply dated 10.07.2024 has submitted a letter dated 22.05.2024 issued by DTCP, Haryana in which it has been mentioned that application for change of project name from World Trade Centre to RPS Infinia 12th Avenue has been examined that it



is informed that such details of projects are not noted in this department rather only license number and details of developer are kept in record of department. Hence, the name change of project is only for information and the department does not give any concurrence to any developer.

The promoter has also submitted the details of allottees of the project as well as copy of BBA dated 20.09.2022 executed with Ms. Kumari Arti Jha.

7. The matter was last considered by the Authority in its meeting held on 24.07.2024 wherein following was observed:

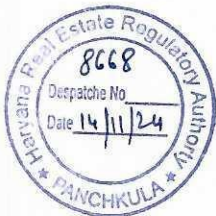
"9. Authority observes that promoter has not fully complied with the orders of Authority dated 08.05.2024. Promoter is again directed to supply complete list of allottees, i.e. name of allottee, flat number, name of project, etc. No saleable area has been allotted in the name of "RPS Infinia 12 Avenue" then as to why name of project is being changed?"

10. Adjourned to 09.10.2024."

8. The promoter vide reply dated 25.09.2024 has submitted the list of the allottees specifying their names, flat numbers, saleable area, booking dates and name of the project. The promoter has submitted that the remaining /unsold units have been pending for selling thereof since name of the project needs to be changed "RPS Avenue, 12th Avenue". It has been submitted that name "RPS Infinia, 12th Avenue" of the project has become need of the company to the sale of remaining/ unsold units.

9. Authority observes that promoter has not deposited penalty of Rs. 3 lacs imposed by Authority on 08.05.2024. Promoter should deposit penalty amount before next date of hearing.

10. Adjourned to 04.12.2024.



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16/11/24

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.

LA (Shubham)