HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1963 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

TDI Infrastructure Ltd. ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 07.05.2025

Hearing: 8th

Present: Adv. Anjanpreet, proxy counsel for Adv. Shubhnit Hans.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-SNP-161-2019 dated 15.11.2019 valid upto 12.12.2020.

2. When this matter was heard on 23.01.2023, Authority imposed a penalty of Rs. 1000/- per day till the quarterly progress reports are uploaded online.
3. On 07.02.2024, penalty of ₹10,000/- per day was imposed which shall continue till the quarterly progress reports are filed online by the promoter.
4. Thereafter, on 10.04.2024, it was found that online QPRs were uploaded upto 31.12.2023 on 02.02.2024 but with zero figures. Further, Cumulative Penalty has also not been deposited by the promoter in the registry of the Authority. The counsel appearing on behalf of respondent stated that since the development works have been completed at site therefore zero figure QPRs have been filed. However, the promoter has neither submitted the occupation certificate nor the completion certificate of the project. The Authority directs the promoter to file written reply informing about the current status of the project. Further, the penalty already imposed by the Authority be deposited in the registry of the Authority before next date of hearing.
5. On the last date of hearing, i.e., 19.02.2025, counsel appearing for respondent requested to grant three weeks' time to comply with the orders of the Authority. Acceding to the request of counsel, Authority granted one last opportunity to file corrected QPRs along with the penalty before the next date of hearing failing which additional penalty shall be imposed.
6. Today, Adv. Anjanpreet appearing on behalf of respondent informed that they have filed reply in the registry of the Authority, yesterday informing that the construction of the project is complete in all respects, including civil works, internal development, and infrastructure facilities such as roads, sewerage, water supply, and electricity. The QPRs reflected zero figures because there is no ongoing physical or financial progress, the development works having already been completed. Hence, the QPRs correctly reflect the present status of the project. That the Respondent has already submitted the application for grant of Occupation Certificate/Completion Certificate to the competent authority, and the same is under active consideration. The

Respondent reiterates its commitment to full compliance with the RERA Act and undertakes to deposit the cumulative penalty amount in the registry of the Hon'ble Authority before the next date of hearing.

7. The Authority is of the view that since the Occupation Certificate/Completion Certificate has not yet been granted by DTCP, Haryana therefore there should be some expenditure on the maintenance of the project. Therefore, the Authority directs the respondent to rectify the same by contacting the office on any working day. Since the QPRs have not yet been corrected by the respondent, therefore, cumulative penalty till today amounting to ₹49.40 Lakhs should be deposited by the respondent before the next date of hearing. It is further made clear that if the same are not rectified before the next date of hearing, then the penalty of ₹10, 000/- per day shall be increased to ₹25,000/- per day.
8. Adjourned to **13.08.2025**.

Chander Shekhar Member	Nadim Akhtar Member	Parneet S Sachdev Chairman