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:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 04.02.2026

Hearing: 11th

Present: Adv. Anjanpreet on behalf of respondent.

ORDER (NADIM AKHTAR - MEMBER)

When the matter was taken up by the Authority on 07.05.2025, 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. However, the Authority was 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 which needs to be reflected in the QPRs, therefore, the Authority directed 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.

2. On 13.08.2025, Adv. Samriti appearing on behalf of respondent informed that management of the Company has been transferred to Cannes Management and no expense is being incurred by the company therefore the QPRs have been filed with zero figures. She therefore, requested that further penalty may not be enhanced to ₹25,000/- per day. Acceding to the request of counsel, Authority directed the respondent to file a written reply with regard to the contentions made whether the approval of Authority has been taken before transferring the management of company and whether compliances of Section 15 of the RERD Act 2016 have been made above along with the status whether completion certificate has been applied and whether any community building is still to be constructed.
3. The promoter had submitted reply dated 11.11.2025 which was examined and on perusal of the reply, the Authority was of the view that vide its order dated 07.02.2024, it had already decided that penalty of ₹10,000/- day from 07.02.2024 shall continue till the quarterly progress reports are filed online by the promoter. Thereafter, since QPRs were filed upto 31.12.2023 with zero figures, the Authority on various occasions on 10.04.2024, 19.02.2025 had directed the respondent to update the QPRs since the figures in the QPRs cannot be zero as completion certificate has not been granted by DTCP, Haryana. Moreover, OC/CC has still not been granted by DTCP, Haryana therefore the order dated 07.05.2025 and 13.08.2025 has correctly been recorded. Further, taking a lenient view in the matter, the Authority on 13.08.2025 had already acceded to the request of the counsel not to enhance the penalty to ₹25,000/- per day.
4. On the last date of hearing i.e., 12.11.2025, Adv. Shubhnit Hans appearing on behalf of respondent informed that since no expenses are being incurred by the respondent itself therefore, the same have been filed as Zero QPRs. After hearing the averments made by the counsel during the hearing, the Authority directed the respondent to mention in QPRs that the expenses are being incurred through the maintenance

agency. The penalty already imposed be deposited in the registry of the Authority before the next date of hearing.

5. Today, Adv. Shubhnit Hans appearing on behalf of respondent requested to reconsider and correct the computation of penalty by taking into account that the daily penalty of Rs. 1,000/- per day, as imposed vide order dated 23.01.2023, stood concluded on 02.02.2024, i.e., upon uploading of the Quarterly Progress Reports (QPRs), resulting in a total cumulative penalty of Rs. 3,76,000/- (from 23.01.2023 to 02.02.2024). He further requested to acknowledge the uploaded QPRs as correct considering that the project stands fully completed in all respects, with no ongoing physical or financial progress, and that an application for issuance of the Occupation/Completion Certificate has already been submitted and is under active consideration before the competent Authority.
6. Accepting the request of counsel, matter is adjourned to **22.04.2026** with a direction to deposit penalty of Rs. 3,76,000/- before the next date of hearing.

Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**