HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1891 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

TDI Infracorp(India) Ltd. ....RESPONDENT

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

Date of Hearing: 28.01.2026

Hearing: 13th

Present: None on behalf of respondent.

ORDER (Nadim Akhtar- Member)

Present suo-motu complaint was registered against the respondent promoter for not uploading quarterly progress reports of the real estate project registered vide Registration No. 39 of 2017 dated 10.08.2017 valid upto February 2021.

2. On 16.07.2025, no one appeared nor any reply has been filed. The Authority directed the promoter to deposit cumulative penalty which worked out to ₹ 1,40,94,000 (till 16.07.2025) alongwith ₹1 lac cost imposed vide orders

dated 11.09.2024 and the penalty of 25,000/- per day shall continue till quarterly progress reports are uploaded.

2. On the last date of hearing, i.e., 29.10.2025, neither anyone appeared nor any reply filed. However, since enough opportunities have already been granted in this case, the Authority directs the office to issue a show cause notice to the respondent under Section 7 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as RERA Act, 2016) and call upon the promoter to furnish the following information within 7 days from the issuance of the notice:

a) The total amount so far collected/realized from the allottees duly certified by CA.

b) Allottee-wise schedule of payment received with document proof.

c) Amount of work done so far at the site with photographs.

d) Percentage of physical progress achieved with certificate of civil engineer.

e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.

f) The details of the Bank Account where the amount realized from allottees has been deposited/received.

g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.

h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.

i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D) of RE(RD) Act, 2017.

j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

3. The Authority observes that show cause notice under Section 7 of the RERA Act, 2016 has not been issued to the promoter. The Authority again directs the office to issue show cause notice under Section 7 of the RERA Act as directed on the last date of hearing i.e., 29.10.2025 within a period of 30

days. The Authority also grants last opportunity to the Promoter to upload QPRs and deposit the said penalty.

4. **Adjourned to 22.04.2026**

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