



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.07.2019.

Item No. 62.7

(iii) Promoter : TDI Infrastructure Ltd.

Project : "Espania-2" – Group Housing Colony on land measuring 10.8375 acres situated in Sector 19, Sonapat.

1. This matter pertaining to the registration of a group housing colony i.e. Espania-2 to be developed over additional land measuring 10.8375 acres came up for consideration of the Authority today. On perusal of the information furnished by the applicant promoter, the Authority has noticed following deficiencies:

- i) Registration fee is deficit by Rs. 6,54,702/-
- ii) The area for which registration is required is not shown on the site plan. The status of development in the remaining area and its registration under RERA is also not shown.
- iii) The license was granted by the Town and Country Planning Department in favour of various individuals C/o TDI Infrastructure Ltd. However, the promoter has mentioned in REP I that he is the owner of the said land. There is no collaboration agreement/irrevocable power of attorney to show that TDI Infrastructure is the promoter and has irrevocable rights from the land owners/licensees to



convey title of the said land. The developer should clarify position in this regard.


- iv) The license was valid upto 5.07.2018. It may be clarified whether an application for renewal been filed or not.
- v) As per the information furnished by the developer, the completion date of the project was June 2019 and infrastructure was almost 95 % complete. It may be clarified whether the promoter has applied for occupation certificate or not.
- vi) The land use table as given in REP I (Part C), shows the total area as 12.23 acres, whereas in Rep I part B, the area of the project has been mentioned as 10.8375 acres.

2. The developer is directed to file reply on the above stated points at least three days before the next date of hearing.

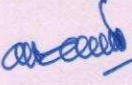
3. Adjourned to 19.08.2019.

True copy




Executive Director,
HRERA, Panchkula

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


5/8/19

LA(Neha)