



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.08.2019.

Item No. 63.14

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : TDI Infrastructure Ltd.

Project : "Espania I" – Group Housing Colony on land measuring 12.64 acres situated in Sector-19, Sonipat.

1. This matter pertaining to the registration of a group housing colony Espania-1 to be developed over land measuring 12.64 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. 6,71,905/-;
- ii) A legible copy of approved building plans be submitted;
- 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 6.08.2017 and his application for renewal has been rejected by the town and country planning



department vide order dated 10.06.2019. So, it may be clarified whether a fresh application has been filed;

- v) As per information furnished by the developer, completion date of the project was June 2019 and infrastructure was almost 97 % complete. Since it is August 2019, It may be clarified if an application for grant of occupation certificate has been moved by the promoter;
 - vi) The promoter has not filled the details of the apartments and details of the estimated cost of the services and facilities to be provided in the project.
 - vii) The promoter has also not furnished some financial information as required in Form REP-I Part -CX .
2. The developer is directed to file reply on the above stated points at least three days before the next date of hearing and further it is directed that senior official of the company shall appear personally before the Authority to clarify the exact position regarding the status of the project and expenditure already incurred and amount which is yet to be incurred on the project.
3. Adjourned to 19.08.2019.

True copy



dmw
Executive Director,
HRERA, Panchkula

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

LA

13/8/19

LA (Neha)