



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 19.08.2019.

Item No. 64.7

(ix) Promoter : TDI Infrastructure Ltd.

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

1. Sh. Shubhnit Hans, counsel for promoter and Sh.Subodh Sharma, representative of promoter were present in the meeting. This matter was last considered by the Authority in its meeting held on 05.08.2019. In response to the said orders, promoters/developers have submitted requisite information vide letter dated 17.08.2019. The said letter is taken on record in which the promoter has stated that:

- i. He shall submit the deficit registration fee of Rs. 6,71,905/- within 7 days.
- ii. Clear copy of building plans has been furnished by the promoter.
- iii. In response to the query with regard to the title of land, it has been stated that the licenses were issued by the Town and Country Planning Department, Haryana to land owners in collaboration with TDI Infrastructure Limited. Further, TDI and its associates have purchased the licensed land.
- iv. License No. 1065-1068 of 2006 dated 7.8.2006 was valid upto 6.8.2017 and they have applied for its renewal on 21.08.2017 which is pending consideration before the department.



- v. They have applied for occupation certificate of the said project in the office of Town and Country Planning Haryana.
 - vi. Details of apartment and details of estimated cost have been furnished.
 - vii. Copy of Form REP-1 Part-CX has been attached.
2. After considering the above, the Authority observes as follows:-
- i. The information relating to the sale of apartments etc. need to be incorporated in the online proforma. Learned Chief Town Planner shall open the proforma for incorporating relevant details. A representative of the company should be present and the requisite information should be filled within five days.
 - ii. As stated by the promoter, TDI and its associate companies have purchased the land in question from the original licensees. However, they have not furnished any document showing the transfer of license in their favour.
 - iii. It has been stated that the project is complete to the extent of 97%. 890 apartments have been sold. The project should have been completed by the June 2019, whereas, it has neither been completed nor has been granted occupation certificate.
 - iv. In the earlier proceedings, the Authority had observed that the application for renewal of license has been rejected. Learned counsel for the promoters/developers states that the matter is still under consideration. The position regarding renewal of license as well as grant of Occupation Certificate shall be clarified by the promoters on the next date.
 - v. On the next date of hearing, the promoters shall submit a clear road map and the timelines by which they will complete the project and shall issue offer of possession to the allottees.



The Director, Town and Country Planning is also directed to state the fate of the applications filed by the promoters for renewal of license as well as for grant of occupation certificate.

3. Adjourned to 09.09.2019.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

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

[Signature]
30/8/19

(A/Neha)