



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: [officer.rera.hry@gmail.com](mailto:officer.rera.hry@gmail.com), [hrrapkl-hry@gov.in](mailto:hrrapkl-hry@gov.in)

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

**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**

**(xiii) Promoter : TDI Infrastructure Ltd.**

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

1. This matter was last considered by the Authority in its meeting held on 29.07.2019. In response to the said orders, promoters/ developers have submitted the requisite information along with the 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. 6,54,702/- within 7 days.
- ii) Duly marked site plan of the said project has been furnished by the promoter showing status of development of the remaining area.
- iii) In response to the query as to title of the land in question, 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 and now TDI Infrastructure Limited and its associates are the owners of the said land and no right, title or interest of previous land owners remain in the said project.
- iv) License No. 70 of 2012 dated 6.07.2012 was valid upto 5.7.2018 and they shall apply for renewal within four months.




- v) They have applied for occupation certificate of the said project in the office of Town and Country Planning Haryana. A copy of application has been attached.
- vi) Lastly they clarified that licensed area is 10.8375 acres but due to some clerical error, the area has been wrongly mentioned in sq. mtrs. while filling details online in REP-I (Part-C). Correct figures have been furnished via enclosed form REP-I (Part C).”

2. After consideration of the matter, the Authority observes as follows:-

- i) The information relating to the apartments and cost of services need to be submitted by the promoter and further 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 will fill up the said proforma with the requisite information within five days.
- ii) 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) That the project is complete to the extent of 95%. 649 apartments have been sold. The project should have been completed by the year 2019, whereas, it has neither been completed nor been granted occupation certificate.
- iv) 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 issue offer of possession to the allottees.
- vi) The Director, Town and Country Planning is also directed to file the status of the application filed by the promoters in respect of the grant of occupation certificate.

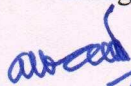
3. Adjourned to 09.09.2019.

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.



  
30/8/19

LA(Neha)

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