



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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.04.2026.**

**Item No. 320.08**

**Continuation of registration u/s 7(3) of the RERA Act, 2016.**

**Promoter: TDI Infracorp (India) Limited.**

**Project: "Water Housing Side Colony Floors", "Lake Side Heights", "Lake Drive" and "EWS" - a Group Housing Colony having an FAR of 143424.69 sq. mtrs. (in the Group Housing Colony measuring 28.905 acres) in Sector-64, Sonipat.**

**Reg. No.: Registration Certificate No. 43 of 2017 dated 11.08.2017 valid upto 10.08.2021 & first extension granted upto 10.08.2022.**

**Temp ID: 797-2019.**

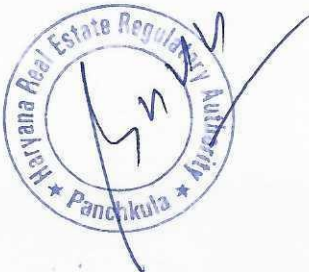
1. Vide letter dated 23.12.2025, the promoter had applied for continuation of registration of captioned project under Section-7(3) of HRERA Act, 2016 from 10.08.2022 to 10.08.2026.

Thereafter, vide letter dated 27.01.2026, S.P. Chopra & Co. were appointed as auditors and public notice dated 27.01.2026 was issued in newspapers for inviting objections from general public, on which no objections have been received.

2. The Auditor has submitted his report on 20.04.2026, which was sent to the promoter through mail for comments, which are still awaited from the promoter. The brief facts of audit report are summarised as under: -

- a. **Separate RERA Bank Account**:-The Project was registered with HRERA on 11.08.2017 and had opened separate RERA Bank account of the project during the registration, where 70% receipts are required to be deposited/transferred.

Period of receipt	Bank Account Details (₹ in crores)			
	RERA Registered Account	Other non RERA Account	Total receipt	%age receipts in RERA Account
Before RERA	-	312.29	312.29	0%



Registration -upto 10.08.2017				
After RERA Registration i.e. 11.08.2017 to 31.12.2025 (including tax)	43.35	373.02	416.37	10%
<b>Total</b>	<b>43.35</b>	<b>685.31</b>	<b>728.66</b>	

As informed, an amount of ₹ 312.29 crore which was received prior to the registration of the project under the Haryana Real Estate Regulatory Authority (HRERA), was fully utilized towards the construction and development of the project, and as there remained no unutilized portion of such funds as on the date of registration, therefore no amount was required to be deposited in the designated RERA account. As further informed to them by the Company, after registration with HRERA due to the charge created by the lender/s over the RERA-registered account, in order to ensure continuity of the project construction activities, the collection/ receipts of the Project could not be deposited in RERA Accounts and the same were deposited in non-RERA bank account/s. As informed the said arrangement had been necessitated as an interim measure to avoid any disruption in the ongoing construction work and to meet project-related obligations in a timely manner. However, this receipts / collection as informed were duly accounted for in the books of accounts of the Company / Project. Further, on our test review, these collections pertaining to the Project were found to be recorded /accounted in the books of accounts. Considering the above, the objectives of HRERA regarding separate RERA bank account were generally found to be achieved.

- b. Amount received from the allottees shall be verified i.e, receipts issued shall be verified with the amount received in the Bank. The detail of the collections and receipts made as detailed in para-4 above, were test verified with the receipts and its deposits in the Bank and the same were found to be recorded / accounted in the records / accounts of the Company.
- c. Provisions of Section 4(2)(I)(D) of the Real Estate (Regulation & Development) Act, 2016 are being followed and withdrawals are in proportion of the development works carried undertaken at site.
  - i. The certificates 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, were provided / held on record and the detail of the payments / expenses of the Project were generally found to be recorded / accounted in the records / accounts of the Company on our test verification.
  - ii. Bank statements/ collection/payment records were provided for the project period, and the collection and its withdrawal/ utilisation during the said period have been verified accordingly on test check basis.
  - iii. Summary of expenditure for the period 2012-13 to 2025-26 (till 31.12.2025) as provided by the Company is as under:



Nature of expenses / payments	Amount (₹ in Crores)
Cost of Land	21.68
License / Fees etc	104.88
Construction Expenses	501.68
Finance Costs	197.40
Administrative & other overheads	213.10
Total	1,038.74

On sample verification of the supporting documents i.e., invoices / bills / agreements etc. in support of the expenses / payments of the Project as detailed above, the same were found on record in majority of the cases selected as sample. The provisions of Section 4(2)(I)(D) of the Real Estate (Regulation & Development) Act, 2016 were generally found to be followed, considering the observations stated above.

d. Site Visit:-

- i. The construction of certain flats has not yet commenced. As informed, the Company has planned construction in 2 Phases, where in the 1st Phase, 1,711 flats / commercial units / EWS are constructed for which HRERA license / approval had been obtained and in the 2nd Phase, 480 flats / EWS will be constructed wherein approval / license from approval will be obtained / in process.
- ii. The work was in progress at the site for 2nd Phase and as per our discussions with the management of the Project they intend to complete the project by the end of the period August, 2030.

- e. Flat Details: - As per the records and information provided to us out of total 1,292 flats sold / allotted as at 31.12.2025, 33 flats have been surrendered / resumed / cancelled / restored till 31.12.2025 and out of these 30 flats are further resold /allotted to other customers.

The application filed by the promoter has been examined and following has been submitted:-

- a. License No. 158 of 2008 is now valid upto 12.08.2030.
- b. As per CA and Architect certificate, percentage of completion of infrastructure works is 73.78%
- c. The promoter has submitted an affidavit informing that they have not sold any flat/unit while the sale was banned.
- d. Extension fee amounting to ₹ 15,00,000/-. Extension fee for 1 year comes out to ₹ 17,90,924/-. However, since the promoter is seeking extension from 10.08.2022 to 10.08.2026 therefore, the same is deficit by ₹ 56,63,696/-

3. After consideration, the Authority is of the view that the promoter has not submitted the following: -



- a. Resolution Plan of the project after registration (on 11.08.2017) – since only 73% of the works have been executed.
  - b. At the time of applying for first extension, the promoter had applied for grant of occupation certificate on 21.05.2021. What is the status of the same?
  - c. As per resolution of Authority dated 07.08.2024, the promoter is liable to pay late fee @ ₹35,81,848/- and penalty for 41 month's delay @ ₹ 73,42,788/-
  - d. Deficit extension fee of ₹56,63,696/-
  - e. Comments on Audit report.
4. The above be submitted one week before the next date of hearing. Adjourned to **08.07.2026**.



True copy

Secretary (Acting),  
HRERA, Panchkula

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

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