



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula through circulation on 08.09.2026 to be attached with minutes of 331st meeting of Authority held on 02.09.2026.

Subject: Continuation of registration u/s 7(3) of the RERD 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, M/s 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 submitted his report on 20.04.2026, which was sent to the promoter through mail for comments. The audit report was considered by the Authority in its meeting held on 29.04.2026.

3. The application filed by the promoter was examined and following was submitted:-

- License No. 158 of 2008 is now valid upto 12.08.2030.
- As per CA and Architect certificate, percentage of completion of infrastructure works is 73.78%
- 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/-

4. The Authority on the last date of hearing, i.e., 29.04.2026 was 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.

5. The promoter vide letter dated 22.05.2026 has informed that following components were approved in the layout plan:

1798 Main Dwelling Units

318 EWS Units

75 Commercial Shops

Out of the above sanctioned components, the construction completed till date comprises:

1318 Main Dwelling Units

318 EWS Units

75 Commercial Shops

6. The promoter further submitted that the balance 480 Main Dwelling Units are proposed to be developed in the subsequent phase of the project. Necessary balance units will be registered in RERA from the Authority at the appropriate stage in accordance with the applicable provisions of the RERA Act and Rules.

7. Therefore, the units reflected in the Auditor's Report pertain only to the presently developed and constructed portion of the project, whereas the remaining sanctioned units shall be undertaken in the upcoming phase. They informed that they don't have any comment on the auditor's report and the balance 480 units will be added in RERA further upcoming phase.

8. Vide reply dated 06.07.2026, counsel of promoter has submitted an application on behalf of the promoter company seeking waiver and/or substantial reduction of



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the late fee and penalty leviable in respect of the delay in seeking continuation of registration under section 7(3).

9. The promoter vide another reply dated-13.07.2026 submitted copies of Occupation Certificates granted by DTCP, Haryana on 30.06.2023, 19.09.2024 and 21.04.2026 alongwith the deficit extension fee of ₹56,63,696/-.

10. On 15.07.2026, Adv. Shubhnit Hans appearing on behalf of promoter requested that they shall pay the late fee and penalty in installments and in lieu of which they will pledge one apartment with the Authority. After consideration, the Authority directed the promoter to submit the reply on the following points, after which the request of the promoter shall be considered: -

- a. The total blocks in the project.
- b. No. of blocks constructed.
- c. No. of blocks yet to be constructed.
- d. Affidavit that he has not sold any unit in the unconstructed blocks.
- e. Whether permission of phasing was sought from DTCP.
- f. Resolution plan for construction of remaining 480 units.
- g. An undertaking that there is no change in the existing site plan.
- h. Proposal for depositing the late fee and penalty in installments and details of apartment to be pledged with the Authority.
- i. Copy of revalidated building plans.
- j. New payment plan for 480 units to be sold in future.

11. The promoter has submitted reply dated 27.07.2026, which has been examined. Following deficiencies were still not complied: -

- a. Undertaking that promoter has not sold any unit in the unconstructed blocks by way of an affidavit.
- b. Layout plan (as mentioned at Annexure 5) of the reply has not been enclosed.
- c. Revalidated building plans have to be submitted before grant of extension.
- d. Monthly instalments should include interest as per Rule 15 of the RERA Rules, 2017.
- e. Payment plans submitted are not in order.

12. On the last date of hearing, i.e., 29.07.2026, the promoter was directed to submit a reply to the above, thereafter their request for extension shall be considered.

13. Vide replies dated 30.07.2026, the promoter has deposited a sum of Rs. 25,00,000/- (towards late fee and penalty) along layout plan as at (b) above. The promoter vide letter dated 07.09.2026 has also submitted request for extension for another year upto 10.08.2027 by depositing extension fee of Rs 17,95,000/- and Form REP-V since the extension application already filed by them had lapsed on 10.08.2026.



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14. Now, vide reply dated 07.09.2026 and 08.09.2026, the promoter has complied with all the deficiencies and requested to consider their case through circulation in view of the urgency involved in the timely delivery/completion of the project.

15. In view of the above, since all the deficiencies have been complied with therefore, the Authority decides to grant continuation of registration under Section-7(3) of the RERA Act, 2016 i.e., upto 10.08.2027. It is observed that an amount of Rs 1,09,24,636/- on account of late fee and penalty was outstanding, out of which the promoter has deposited an amount of Rs 25 Lakhs and requested to allow the payment of remaining penalty in six equal instalments along with the interest calculated as per Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 i.e., 10.80% (SBI's Highest Marginal Cost of Lending Rate (MCLR) plus 2%). The Authority considered the request and allow to pay the remaining amount as per the schedule given below:

Due on	Instalment	Interest	Total amount
30.09.2026	14,04,106	76,860	Rs. 14,80,966/-
31.10.2026	14,04,106	89,740	Rs. 14,93,846/-
30.11.2026	14,04,106	1,02,204	Rs. 15,06,310/-
31.12.2026	14,04,106	1,15,083	Rs. 15,19,189/-
31.01.2027	14,04,106	1,27,962	Rs. 15,32,068/-
28.02.2027	14,04,106	1,39,595	Rs. 15,43,701/-
Total	84,24,636	6,51,444	Rs. 90,76,080/-

The Promoter shall deposit the said penalty strictly adhering to the due dates till which time Apartment WSF-26, Tower K, WSF-26 (131-Ground Floor) shall remain pledged with the Authority and will be released after all the instalments alongwith the interest is paid. The promoter shall further submit copy of revalidated building plans within a period of 15 days from the issuance of this certificate. Certificate of continuation of registration under Section-7(3) of the RERA Act, 2016 be issued accordingly.

16. **Disposed of.**

This has been approved by the Authority through circulation on 08.09.2026



True copy

Secretary (Acting),
HRERA, Panchkula

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

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8/9/26

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