



**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 20.11.2024.**

**Item No. 270.22**

**Extension u/s 6 of RERA Act, 2016.**

**Promoter: M/s Ansal Housing & Construction Ltd.**

**Project: 'Ansal Town Yamunanagar DDJAY SCH-I' in sector-20, Yamunanagar.**

**Reg. No.: HRERA-PKL-YNR-108-2019 dated 01.04.2019 valid upto 24.02.2024 (after granting 9 months covid period, the registration will be valid upto 23.11.2024).**

**Temp ID: 401-2019.**

1. Vide letter dated 24.07.2024, the promoter 'Ansal Housing & Construction Ltd. had applied for extension u/s 6 of RERA Act, 2016 on 24.07.2024. However, it was observed that RERA Registration was granted in favour of M/s Ansal Housing Ltd..
2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee of Rs. 1,40,000/- which is deficit by Rs. 2,840/-.
3. License no. 28 of 2019 dated 25.02.2019 on land measuring 12.766 acres, valid upto 24.02.2024. The promoter enclosed a copy of application for renewal of license for 2 years to DTCP dated 14.02.2024.
4. The promoter has submitted the following:
  - i. *Authenticated plan of the project showing the stage of development/construction works undertaken till 30.06.2024- Road, Sewerage, Drain & water supply, street light & Electrification;*
  - ii. *Copy of consent to M/s Ansal Housing Ltd. to establish (by Haryana State Pollution Control Board) with period of consent from 17.01.2020 to 16.01.2025;*



iii. Engineer Certificate (till 30.06.2024) states as follows: (in Rs.)

Total estimated cost of the infrastructure 4.84 cr.

Cost incurred as on date 4.67 cr.

Value of work done 99.71%

Balance cost to be incurred 0.17 cr.

iv. Architect certificate (till 30.06.2024) states that all infrastructure work is 100% complete except Water Supply which is 98% complete;

s follows:

Total amount received from allottees till 30.06.2024 27.44 cr.

70% amount to be deposited in designated a/c 19.20 cr.

Amount actually withdrawn till date of this certificate 19.03 cr.

Balance available in designated A/c 0.17 cr.

5. Explanatory note: "We have completed all activities (road, sewerage, water line, drainage, parks, street light and electrification works), and we have also applied for completion in TCP Haryana, but completion of project is yet to be received, therefore to do the quarterly compliance and get completion certificate from competent authority we are applying for extension till 24.02.2026 (As applied for 2 years License Extension in DTCP).
6. The promoter has applied for extension till 24.02.2026, could be considered for extension till 23.11.2025 (after the grant of 9 months covid period).
7. The Authority on 07.08.2024 decided that promoter should deposit deficit fee of Rs. 2,840/-, submit proper CA certificate, photographs of the site and resolution plan for completion of project. After that request of promoter will be considered. Adjourned to 04.09.2024.
8. Vide reply dated 16.08.2024, the promoter has submitted deficit fee of Rs. 3,000/- and CA certificate dated 30.06.2024 which is same as submitted before. The license was valid upto 24.02.2024.
9. On 04.09.2024, Mr. Vinesh Kumar submitted that demarcation, Zoning, Service-Plans estimates had already been submitted. Photographs and resolution plan have been submitted on 02.09.2024. Project Section to examine the above documents and submit observations, if any, on the next date fixed for the case. Authority observed that license of project was valid upto 24.02.2024. Mr. Vinesh Kumar stated that renewal of license has been applied. Adjourned to 16.10.2024.
10. Vide Reply dated 04.09.2024, promoter has submitted the following:



- i. Photographs of the project.
  - ii. Demand Draft dated 09.08.2024 amounting to Rs. 3000/- as deficit fee.
  - iii. Architect Certificate dated 27.08.2024 which states that 100% of work has been done.
  - iv. There is no need to submit resolution plan as all works has been completed
11. Vide Reply dated 07.10.2024 promoter has submitted the following:
- i. Copy of e-payment receipt for renewal of license.
  - ii. Approved Zoning Plan dated 18.03.2021.
12. It is pertinent to state that demarcation Plan and approved Service Plans/estimates, renewal of license have not been submitted. QPRs have been uploaded upto 30.06.2024.
13. After consideration, Authority gave last opportunity to promoter to submit demarcation plan and approved service plan estimates and status of renewal of license failing which penal action will be initiated against the promoter as per provisions of RERA Act, 2016.
14. Adjourned to 22.01.2025.



True copy

Executive Director,  
HRERA, Panchkula

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

LA Kabul