



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 04.12.2023.

Item No. 234.30

Continuation of registration of project for 4th year under Section 7(3) of RERA Act, 2016.

Promoter: M/s Ansal Landmark (Karnal) Township Pvt. Ltd.

Project : "Sushant City, Sector-36 Karnal" a residential plotted colony on land measuring 57.654 acres situated in Sector 36, Karnal, Haryana.

Reg. No: 134 of 2017 dated 28.08.2017 valid upto 30.09.2019.

Present: Sh. Jyoti Sidana & Sh. Amit Malhotra.

1. This matter was placed before the Authority in its meeting held on 26.07.2023 vide Item no. 220.10 whereby Authority had directed the promoter to submit CA Certificate, Engineering Certificate and Architect Certificate along with photos of the project.
2. Applicant promoter vide letter dated 05.09.2023 has submitted that they have got approval for service estimates from DTCP on 28.12.2022 and have completed most of the services which includes storm water, sewage, water supply and drainage line, however, they have to complete the services in compliance of service estimates recently approved.
3. Photographs of the project have been submitted.
4. Promoter has submitted the architect certificate which states that 99.1% of the infrastructural and construction works have been completed including roads, storm line, sewer line, electricity etc. as on 24.08.2023.
5. Promoter has submitted CA certificate which states that balance in escrow account as on 24.08.2023 is ₹262.94 lakhs.



6. The promoter has not submitted Engineer Certificate. The promoter has submitted online quarterly up to 30.06.2023.

7. The promoter has requested for extension of registration for one year, i.e., upto 30.06.2024. Audit of project has already been got conducted. Next date of hearing fixed is 18.09.2023.

8. Notice under section-35 of RERA Act, 2016 was issued to the promoter and matter (Complaint 2138-2023) was last heard on 21.11.2023 which is now scheduled for hearing on 22.01.2024. In reply to the notice the promoter submitted that:

- i. *the promoter has received approved service plan estimates on 28.12.2022,*
- ii. *complete EDC/IDC has been paid to DTCP,*
- iii. *petition for delay in the services to be laid by HSVP has been filed and the matter is sub-judice with the High Court, copy of photographs of the project attached*
- iv. *copy of CA certificate dated 10.10.2022 showing cash inflow of Rs. 723.55 lacs and outflow of Rs. 723.44 lacs.*
- v. *Architect certificate shows work in progress- NILL and total plots are equal to completed plots i.e., 464.*

9. On 26.09.2023, the Authority was of the view that promoter has failed to complete the project after grant of third extension. After consideration, Authority decided that promoter be personally present on next date of hearing to explain the resolution plan for completion of project. Adjourned to 04.12.2023.

10. Promoter is not present today. Authorized representative sought time to comply with the directions of Authority. Acceding to the request, case is adjourned to 22.01.2024 with the directions that one of the Directors of the company will be personally present on the next date of hearing.



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14/12/23

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.

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