



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.12.2024.

Item No. 271.21

Continuation of registration under Section 7(3) of RERA Act, 2016.

Promoter: Ahinsha Builders Pvt. Ltd.

Project: A Group Housing Colony namely "Ahinsha Naturez Park" on land measuring 1.90 acres situated in Village Sarai Khwaja, Sector-41, Faridabad, Haryana.

Reg. No.: 345 of 2017 dated 27.10.2017 valid upto 31.10.2020. First extension valid upto 30.04.2022 and second extension valid upto 31.07.2023. Third extension granted upto 31.07.2024.

Temp ID: RERA-PKL-476-2019

Present: Mr. Manish Khanna through VC.

1. The promoter vide application dated 17.05.2024 has requested for continuation of registration of real estate project of a group housing colony namely "Ahinsha Naturez Park" on land measuring 1.90 acres situated in Village Sarai Khwaja, Sector-41, Faridabad, Haryana developed by Ahinsha Builders Pvt. Ltd. registered vide Registration No. 345 of 2017 dated 27.10.2017 valid upto 31.10.2020. First extension valid upto 30.04.2022 and second extension valid upto 31.07.2023. Third extension granted upto 31.07.2024.

2. The promoter has paid extension fee of ₹1,17,743/- which is in order.

3. The matter pertaining to continuation of registration of the project for third year was considered by the Authority in its meeting held on 24.07.2024 wherein following was observed:



“8. After consideration, Authority decided to grant third extension of one year under Section-7(3) of RERA Act, 2016. A copy of audit report when received be supplied to promoter for comments.

9. Adjourned to 09.10.2024.”

4. In compliance of above order, extension certificate has been issued and uploaded on the website of the Authority.
5. M/s S.P. Chopra & Co. were appointed as auditor to conduct the audit of the project and the auditor submitted their report on 22.07.2024 stating as under:
 - i. The audit report is based on and to the extent the documents have been provided to them by the company.
 - ii. The company got registered its project with HRERA on 27.10.2017 and opened its separate RERA bank account on 19.07.2019. The company has received more than 70% of its receipt in separate RERA Bank Account.
 - iii. Possession has been given to 33 allottees out of 44 sold flats till 31.03.2024 and an amount of has been given to 33 allottees out of 44 sold flats till 31.03.2024 and an sale receipts for an amount of ₹220.41 lakhs were outstanding at the time of giving possession, and an amount of ₹219.80 lakhs was still outstanding as on 31.03.2024.
 - iv. Certificates by engineer, architect and chartered accountant that withdrawal is in proportion to the percentage of completion of the project were not provided/held on record.
 - v. Out of total administrative expenditure of ₹1846.99 lakhs, ₹332.28 lakhs i.e. 17.99% of total administrative expenditure was paid to related parties.
 - vi. Construction has been completed of all the 3 towers i.e. tower A, B and C. Possession has been given in tower B and C only.
6. A copy of the audit report was provided to the promoter on 24.07.2024, however since no reply was received from the promoter, the Authority on 09.10.2024 decided that promoter should submit comments on the audit report two weeks before next date of hearing.
7. Authority observes that promoter has submitted reply on 14.10.2024 in which he has stated that he has no objection on the audit report submitted by Auditor. However, in the audit report it has been stated that Certificates by engineer, architect and chartered accountant that withdrawal is in proportion to the percentage of completion of the project were not provided/held on record. Thus, promoter has violated Section-4(2)(I)(D) of RERA Act, 2016.



Promoter be issued show-cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed.

8. Adjourned to 29.01.2025.



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21/1/25

True copy

Handwritten signature

Executive Director,
HRERA, Panchkula

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

CA (Shubham)