



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 08.01.2025.

Item No. 274.43

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

Promoter: 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, first extension granted upto 30.09.2020, second and general extension granted upto 30.03.2022, third extension and general granted upto 30.06.2023.

Present: Mr. Vipul Joshi, Advocate through VC, Mr. Naresh, Director of company and Mr. Saini, Advocate on behalf of RWA.

1. The 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. Notice under section-35 of RERA Act, 2016 was issued to the promoter and (Suo Motu Monitoring Complaint 2138-2023 was generated) as the Promoter has failed to complete the project even after third extension as to why project may not be handed over to the Association of Allottees. The Complaint is scheduled for hearing on 08.01.2025.
3. On 24.01.2024, Authority decided as under:
 - i. Inspection of site be got done from an empanelled Engineer firm for latest status of project.
 - ii. No engineer certificate has been submitted. Different percentages of infrastructure and construction work have been given such as 99.1%, 67% and 45%. Promoter should explain the differences.
 - iii. Total number of plots, plot sold and unsold be given.



- iv. *Availability of funds for completion of project be submitted, i.e. amount received from allottees since registration, amount spent on infrastructure/construction, amount recoverable duly supported by CA Certificate.*
- v. *Mr. Naresh, Director informed that revised resolution plan has been submitted. It may be examined by project section. Adjourned to 20.03.2024.*
4. Vide letter dated 03.09.2024, M/s Pro-tech Consortium appointed as Local Commissioner.
5. The promoter is seeking fourth and fifth extension up to 30.06.2025. Fee for extension of one-year upto 30.06.2024 has been paid. The promoter has undertaken that he will be able to complete the development works by 30.06.2025.
6. On 07.08.2024, After consideration, Authority decided to grant fourth extension upto 30.06.2024. Promoter should submit solid resolution plan otherwise further extension will not be considered. As fourth extension has been granted, Authority may consider to handover the project to Resident Welfare Association to safeguard the interest of allottees. Managing Director/one of the Directors be personally present on next date of hearing. Adjourned to 16.10.2024.
7. Promoter has applied for fifth Extension on 27.06.2024. Only late fee is applicable as per resolution dated 07.08.2024 which is Rs. 5,14,719/-.
8. On 06.11.2024, Authority observes that after granting 4th extension up to 30.06.2024, 46% development work is left. There appears to be no possibility to complete project by 30.06.2025 as given by promoter.
9. Sh. Amit Malhotra, AR, Piyush Bansal, Advocate stated that delay is due to previous promoter who kept the project pending. He further submitted that resolution plan and LC report has been submitted. Availability of funds has also been given.
10. Ld. Counsel of RWA submitted that all the plots have been sold and there is no unsold inventory except commercial area. How the funds will be generated by promoter?
11. After consideration, Authority decided as under:-
- i. Ld. CTP is appointed as local commissioner for inspection of site in addition to already appointed LC.(Site has been visited by learned CTP on 06.01.2025)



- ii. Promoter should deposit Rs. Ten crores in designated RERA account to show his credibility of infusing his own funds for completion of the project.
- iii. No maintenance charges are to be collected from allottees till grant of part completion certificate.
- iv. A list of allottees to be given to RWA and Authority.
- v. Managing Director/ one of the Directors was required to be physical present but has not appeared. Hence, Authority decided to impose a cost of Rs. one lac on the promoter. Managing Director/ one of the Directors be personally present on next date of hearing.

12. Vide letter dated 04.11.2024, the Local Commissioner (M/s Protech Consortium) has submitted a detailed report on physical status of the project along with photographs of the project.

As per the Engineers Report –

85% roads stood constructed, provision of 14 parks but only 6 parks developed, layout plan proposed 9 rain harvesting system but only 4 systems were constructed, no independent substation yet constructed for electricity regulation, Sewer lines were laid to the extent of more than 95% , About 75% Storm Water Lines were laid – but no connected to any disposal and left to natural drainage, 1 STP had been constructed in open spaces which was not working. Disposal of treated effluent was proposed to go in to into green areas for irrigation.

13. Vide letter dated 24.12.2024, promoter has submitted a representation requesting for correction/modification/ amendment in order passed by the Authority on 06.11.2024 –

In regard to direction at serial no. (iii) – the Hon'ble Authority has in fact commented that ' non-construction charges' be collected from the Allottees, till such time that the part completion certification in respect of Project is obtained. Authority may kindly clarify that while there is no bar on the continued collection of "maintenance charges"- no further non construction charges may be collected by the Promoter from the Allottees, till such time the part Completion Certificate is not granted

The Authority during the course of meeting indicated its satisfaction and had also appeared to have condoned the absence of the Director on 06.11.2024. No suggestion to the effect of imposing any penalty/cost on the Promoter was ever mooted during the course of meeting. Hence, the imposition of Rs, 1 Lakh cost deserves to be omitted.



It is submitted that Rs. 5 Cr each in both Registration (140 of 2017 and 134 of 2017) has already been deposited by the Company. But in orders of the Authority dated 06.11.2024 for both registration, it is directed that Rs. 10 Cr are required to be deposited in respect of each Project. It may kindly be clarified that a total of Rs. 10 Crores are required to be deposited in respect of the each project or as a whole for both registration.

QPRs have been uploaded upto 30.09.2024. Cost of Rs.1 lac imposed on 06.11.2024 not submitted till date.

14. Mr. Naresh, Director of company stated that maximum work of project will be completed within a period of six months. Ld. Counsel of RWA stated that list of allottees has not yet been supplied by promoter. After consideration, Authority decided as under:-

- i. An amount of Rs.10 crores each is to be deposited in RERA bank accounts. Bank statements of both RERA accounts of both projects is to be submitted confirming deposit of amount.
 - ii. Promoter will supply complete list of allottees to RWA and Authority by 31.01.2025.
 - iii. Ld. CTP who was appointed LC has submitted the report. It may be examined and put up on next date of hearing.
 - iv. Deposit cost of Rs.1 lac imposed on 06.11.2024.
15. Adjourned to 05.03.2024.



True copy

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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 (Kakuly)

all ready 28/1/25