



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 19.02.2025.

Item No. 279.52

Continuation of Registration of project under Section-7(3) for fifth year.

Promoter: Ansal Landmark (Karnal) Township Pvt. Ltd.

Project: "Sushant City, Sector-36 Karnal" a residential plotted colony on land measuring 71.01 acres situated in Sector 36, Karnal, Haryana.

Reg. No.: 140 of 2017 dated 28.08.2017 valid upto 30.09.2019, first extension granted upto 30.09.2020, second extension and covid extension granted upto 30.03.2022, third extension and general extension granted upto 30.06.2023 and fourth extension granted upto 30.06.2024.

Temp ID: 542 of 2019.

Present: Sh. Amit Malhotra (Representative of the Promoter)

Advocate Sh. Vipul Joshi (Learned Counsel for the Promoter) via video conference.

Sh. Hitesh Sahni (Counsel for RWA)

1. Promoter vide letter dated 05.09.2023 has requested for extension of registration for one year i.e. upto 30.06.2024. Audit of project has already been got conducted. On 07.08.2024, Authority decided to grant fourth extension upto 30.06.2024. Vide letter dated 27.06.2024, the promoter has applied for continuation registration for the fifth year i.e. upto 30.06.2025 and paid extension fee of Rs. 7,88,444/- . Promoter has informed that he will be able to complete the development works by 30.06.2025 as 55% development works have been executed at site.

2. On 07.08.2024, 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.

3. Vide letter dated 06.08.2024, Promoter has submitted a Resolution plan, which states the following:

Revised Estimated Cost required for completion as per recently received service Estimates – 3020 Lakhs
Progress Percentage till 30.06.2024 – 55.25%
Pending Progress - 44.75%
Pending Progress Amount June 2024 – 1348 Lacs
Promoter also submitted quarter wise expenditure to be made upto Quarter-4 of 2025-26 amounting to 1343 Lacs.

4. On 06.11.2024, after consideration, Authority decided as under:-

1. *Ld. CTP is appointed as local commissioner for inspection of site in addition to already appointed LC. (Site visit has been conducted by the Learned CTP on 06.01.2025)*
2. *Promoter should deposit Rs. Ten crores in designated RERA account to show his credibility of infusing his own funds for completion of the project.*
3. *No maintenance charges are to be collected from allottees till grant of part completion certificate.*
4. *A list of allottees to be given to RWA and Authority.*
5. *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.*

5. Vide letter dated 03.09.2024, M/s Pro-tech Consortium was appointed as Local Commissioner to conduct the site visit. 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 which was placed before the Authority on 08.01.2025.

6. 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 which was placed before the Authority on 08.01.2025.

7. On 08.01.2025, 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:



- a. 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.
- b. Promoter will supply complete list of allottees to RWA and Authority by 31.01.2025.
- c. Ld. CTP who was appointed L.C. has submitted the report. It may be examined and put up on next date of hearing.
- d. Deposit cost of Rs. 1 Lac imposed on 06.11.2024.

8. Learned CTP has submitted the following after conducting site visit of the project on 06.01.2025:

Total plots – 537 out of which 50 stand constructed.

License No. 60 of 2009 dated 28.10.2009 has been renewed upto 25.10.2024 and further renewal applied on 26.09.2024.

Electrical Plans have not been approved till date.

Promoter has informed that, the project shall be completed by 30.06.2025.

Services	Percentage of work executed at site by Promoter
a) Water Supply	92%
b) Sewerage	95%
c) Storm Water	98%
d) Electrical (Street Light Work)	95%
e) Electrical (Normal)	60%
f) Roads	80%
g) Green Areas	80%
h) STP	55% - 2 constructed
i) Rain Water Harvesting	4 constructed out of 12

Learned CTP is of the view that it would take an year for execution of development works as Electrical Plans have not yet been approved and certain works are still to be executed at site.

9. Suo Motu Monitoring Complaint 2139-2023 was generated as the Promoter has failed to complete the project even after the third extension as to why the project may not be handed over to the Association of Allottees. The Complaint is scheduled for hearing on 19.02.2025.

10. Vide letter 29.01.2025, it is submitted that the Promoter is having RERA Bank Account in Axis Bank and the bank has stopped /withheld all relevant RERA payments as per mail dated 24.01.2025. The Promoter has informed that Rs. 5 Cr has already been deposited in December 2024 and the rest of Rs. 5 Cr was supposed to be deposited. Due to this step of banker, payment for construction/infrastructure development has started hampering , which is directly affecting the construction activity. In addition to this, the promoter is unable to proceed with compliance of the direction of the Authority to deposit remaining Rs. 5 Cr. The Promoter has also provided list of allottees of the Project and informed that the list has also



been given to the RWA. The Promoter has requested to grant extension / directions be issued to bank to make bank account operational immediately.

11. Today, learned counsel Sh. Vipul Joshi has informed that a representation requesting correction/modification in the resolution dated 08.01.2025 along with Bank statements of RERA account confirming deposit of Rs. 5 Crores, Cost of Rs. 1 Lac has been submitted in the Authority on 18.02.2025. Sh. Amit Malhotra informed that the remaining Rs. 5 Crores has also been deposited in some other Account not in RERA Account due to seizure/freezing of the same. Counsel for RWA informed that copy of Bank Statements of RERA Account confirming deposit of Rs. 5 Cr has not been provided by the Promoter.

12. During the course of hearing, Learned Counsel for the Promoter requested to modify its interim orders of the Authority dated 06.11.2024 and 08.01.2025. Learned Counsel stated that on 06.11.2024, the Authority observed that no maintenance charges are to be collected by the Promoter till grant of Completion Certificate which is also registered in the orders of the Authority dated 06.11.2024.

Learned counsel further stated that on 06.11.2024, Authority did not find any fault with collection of maintenance charges. Infact, it is RWA that objected to collection of maintenance charges, however said objection was rejected by the Authority. Subsequently, the orders of the Authority dated 08.01.2025 were silent regarding the collection of maintenance charges. Learned Counsel requested to clarify whether there exist any ban/ stay on continued collection of maintenance charges or not?

13. With regard to the same Authority observes that the interim orders dated 06.11.2024, regarding collection of maintenance charges were passed on the insistence of RWA. However, the orders were only observatory in nature and not directory and were passed only on considering the oral statement of one of the representative of the complainants. Therefore, Authority clarifies that the relief whether maintenance charges are to be collected or not from the allottees is a matter to be governed by the terms and conditions of BBA executed by the Promoter with individual allottees and can only be dealt in the Complaint Jurisdiction of the Authority upon receiving of complaints from individual allottees of the Project as a relief sought is in persona. Similarly, relief regarding charging of non-construction charges from the allottees of the Project can only be decided by the Authority in individual complaints of the allottees in terms of BBA.



The Authority also observed that the Promoter should submit remaining Rs. 5 Crores in the RERA Account of the Project and submit bank statements of the RERA Account confirming the deposit.

14. Also, the Promoter should submit the following before the next date of hearing
- Late fee of Rs. 5,91,333/- as per resolution dated 07.08.2024 on fifth extension application.
 - Renewal of License No. 60 of 2009 dated 28.10.2009 renewed upto 25.10.2024.
 - Rs. 41,300/- as fee of Local Commissioner (M/s Pro-tech Consortium) for site visit.
 - Promoter should provide a copy of bank statement of RERA Account confirming deposit of Rs. 5 Cr which has been submitted in the Authority on 18.02.2025 to RWA.

15. The office is directed to examine the reply dated 18.02.2025 submitted by the Promoter and put on the next date of hearing. Bank statements of RERA account confirming deposit of amount of Rs. 5 Crores submitted by the Promoter be also verified.

16. **Adjourned to 07.05.2025**

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.

CA (Dhruv)

Kahl
12/3/25