



**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 29.01.2025.**

**Item No. 277.38**

**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 prescribed proforma Rep-V, however, RERA Registration was granted in favour of M/s Ansal Housing Ltd. Extension fee of Rs. 1,40,000/- has been deposited which is deficit by Rs. 2,840/-.

2. License no. 28 of 2019 dated 25.02.2019 was valid upto 24.02.2024. The promoter has enclosed a copy of application dated 14.02.2024 for renewal of license for 2 years submitted to DTCP.

3. 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.

4. Vide reply dated 16.08.2024, the promoter had submitted deficit fee of Rs. 3,000/- and CA certificate dated 30.06.2024 which is same as submitted before.



5. Vide Reply dated 02.09.2024, promoter again submitted the following:
- Photographs of the project.
  - Demand Draft dated 09.08.2024 amounting to Rs. 3000/- as deficit fee.
  - Architect Certificate dated 27.08.2024 which states that 100% of work has been done.
  - There is no need to submit resolution plan as all works has been completed
  - C.A Certificate dated 12.01.2024 –  
Amount received from allottees till 30.06.2024- Rs.27.44 Lakhs  
70% amount to be deposited in Designated Account – Rs. 19.20 Lakhs  
Amount that can be withdrawn from Designated Account -Rs.37.95 Lakhs  
Amount actually withdrawn from Designated Account – Rs. 17.01 Lakhs  
Balance available in designated Account – Rs. 17.01 Lakhs
6. Authority observes that the demarcation Plan, approved Service Plans/ estimates, renewal of license have not been submitted. QPRs have been uploaded upto 30.06.2024.
7. On 20.11.2024, 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.
8. Vide letter dated 03.01.2025, the promoter has informed that in the said project, registered account number is 919020012865946 of Axis Bank. On this account, a lien has been marked by Axis Bank of Rs. 3.25 Cr. with reference to orders passed by RERA, Gurugram for the projects situated in Gurugram. Authority observes that the project proceeds of one project can't be utilized for any other project till completion. A similar request was made in this Hon'ble Authority in May 2022 and the Authority had ordered Axis Bank for removal of lien of Rs. 17.01 Lacs. Since, the project and account number does not belong to Gurugram Authority, promoter has requested to pass an order directing Axis Bank for removal of the said lien.
9. It is pertinent to state that as per detail of account submitted by the Promoter at the time of registration to which deposits received from buyers will be credited is – 919020012865946 which is same on which lien has been marked.
10. QPRs have been uploaded upto 30.09.2024. However, demarcation plan and approved service plan estimates and status of renewal of license have not been submitted yet.
11. Authority observes that a reply has been submitted by the Promoter 17.01.2025. The Authority directs the office to place the same on the next date of hearing.



12. After consideration, Authority observes that this project is outside the jurisdiction of Gurugram Authority. RERA Account of a particular project registered with Panchkula Authority cannot be attached except by Panchkula Authority. As per law, entire money lying in the RERA Account belongs to allottees of that particular project and not to the promoter. Therefore, RERA account cannot be attached. Authority decided that Gurugram Authority and Axis Bank be informed accordingly for revoking of lien on the RERA Account of the project situated in Yamunagar.

13. Adjourned to 09.04.2025.



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 (Kakul)