



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 23.04.2025.

Item No. 285.39

Request for approval of change in bank account.

Promoter: Kanasar Projects Private Limited.

Project: "Sanjeevani Homes" An Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 6.0 acres situated in the revenue estate of Village Deeg & Shahpur Kalan, Sector 139, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-433-2023 dated 05.04.2023 valid upto 12.01.2028.

Temp ID: RERA-PKL-1221-2023.

1. M/s Kanasar Projects Pvt. Ltd. vide letter dated 04.01.2024 has submitted that the account number mentioned in REP-I Part-D (10790500109, ICICI Bank) is current account of the company and now the company has opened three bank accounts in ICICI bank for RERA purposes i.e., 100% collection account, 70% RERA Account and 30% account. The above was heard by the Authority on 24.01.2024 wherein the Authority decided that promoter should submit the following information duly supported by CA Certificate: -

- i. *Total number of plots in the colony.*
- ii. *Plots sold upto 31st Dec 2023*
- iii. *Total amount collected from the allottees upto 31st Dec, 2023*
- iv. *Amount withdrawn;*
- v. *Total amount spent on interval development works;*
- vi. *Architect/Engineer's certificate certifying the percentage of development works executed at site.*
- vii. *Account number mentioned in REP-I (Part-D) at the time of registration was 10790500109 whereas details have been submitted of Account No. 107905001009 of ICICI Bank.*

2. Thereafter, the Authority on 01.05.2024 had decided to impose a cost of ₹ one lac on promoter. If reply is not filed before next date of hearing action under Section-35 read with



Section-63 of RERA Act, 2016 will be initiated. Managing Director/one of the Directors be personally present on the next date of hearing.

3. The promoter vide reply dated 13.05.2024 had submitted as under:

- i. Total no. of plots in colony: 118 plots.
- ii. Total plots sold upto December 2023: 68 plots.
- iii. Total amount collected upto 31.12.2023: ₹781.97 lakhs.
- iv. Total amount withdrawn upto 31.12.2023: ₹779.16 lakh.
- v. Total amount spent on IDW upto 31.12.2023: ₹380.25 lakh.
- vi. Architect certificate certifies that 80% of the structural work has been completed including roads, storm line, sewer line electricity etc as on 31.12.2023.
- vii. The account no. mentioned in REP-I Part -D at the time of registration was inadvertently entered whereas all the digits except that missing "0" (zero) into said number are correct, so same may kindly be recorded.

4. The Authority on 10.07.2024 imposed additional cost of ₹ one lac on promoter for non-appearance of Managing Director/one of the Directors. The Authority on 09.10.2024 took non-compliance of its orders by the promoter very seriously and imposed an additional cost of ₹ 2 lacs on the promoter to be deposited before next date of hearing. Authority further directed its office to issue notice to the promoter under Section-35 read with Section-63 of RERA Act, 2016 as already decided in its meeting held on 01.05.2024. Show cause notice in view of the above was issued on 25.11.2024.

5. Thereafter, since reply was not been received, the Authority in its meeting held on 11.12.2024, vide Item No. 272.19, had decided that promoter be issued show cause notice under Section-35 read with Section-7 of RERA Act, 2016 as to why registration of project may not be revoked. Till then sale in the project is banned. Reply is not received.

6. No one has appeared on behalf of promoter. The Authority on 05.02.2025 had directed the Managing Director/ one of the director to be personally present on the next date of hearing before the said registration is revoked


7. Since no reply has been received from the promoter, the Authority decides to grant one last opportunity to the promoter to file reply failing which the request of the promoter shall be rejected.

A copy of these proceedings be sent to the promoter through mail and registered post.


8. Adjourned to 30.07.2025.



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 (Shubham)

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