



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 07.05.2025.

Item No. 286.41

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 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 and fourth extension granted upto 30.06.2024.

Temp ID: 543 of 2019.

Present: Sh. Amit Malhotra (Representative of the Promoter), Advocate Sh. Vipul Joshi (Learned Counsel for the Promoter), Sh. Satvir Mann (President of RWA)

1. Promoter vide letter dated 05.09.2023 had requested for extension of registration for one year, i.e., upto 30.06.2024. Audit of project was 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 ₹6,85,982/- Promoter has informed that they will be able to complete the development works by 30.06.2025 as 54% development works have been executed at site.

2. On 07.08.2024, After consideration, Authority decided to grant fourth extension upto 30.06.2024. Promoter should submit a detailed resolution plan otherwise further extension will not be considered. As four extensions have already 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 had submitted a Resolution plan, which states the following:

Revised Estimated Cost required for completion as per recently received service Estimates – ₹2258 Lakhs
Progress Percentage till 30.06.2024 – 56.37%
Pending Progress : 43.62%
Pending Progress Amount June 2024 – ₹1031 Lacs
Promoter also submitted quarter wise expenditure to be made upto Quarter-4 of 2025-26 amounting to ₹1026 Lacs.

4. On 06.11.2024, 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 visit has been conducted by the 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.*

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) had 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 PUC dated 24.12.2024, promoter had 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:

- 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 L.C. 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.

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

Total plots – 453 out of which 40 stand constructed.

License No. 264 of 2007 dated 03.12.2007 has been renewed upto 02.12.2024 and further renewal applied on 11.11.2024.

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	95%
b. Sewerage	98%
c. Storm Water	97%
d. Electrical (Street Light Work)	95%
e. Electrical (Normal)	40%
f. Roads	95%
g. Green Areas	80%
h. STP	70%
i. Rain Water Harvesting	9 constructed

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 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.

10. Vide letter 29.01.2025, Promoter submitted that they are 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 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. It is pertinent to state that the Promoter has not submitted the following:

- i. Late fee is applicable – i.e. ₹ 5,14,486/- as per resolution dated 07.08.2024 on fifth extension application.
- ii. Renewal of License No. 264 of 2009 dated 03.12.2007 renewed upto 02.12.2024.
- iii. ₹ 41,300/- as fee of Local Commissioner (M/s Pro-tech Consortium) for site visit.
- iv. Cost of Rs. 1 Lac imposed on 06.11.2024 for non-appearance of Director in the hearing.
- v. Remaining ₹ 5 Crores as ₹ 10 Cr was required to be deposited in RERA Account.
- vi. Bank statements of RERA account confirming deposit of amount.

12. On 19.02.2025, learned counsel Sh. Vipul Joshi had informed that a representation requesting correction/modification in the resolution dated 08.01.2025 along with Bank statements of RERA account confirming deposit of ₹5 Crores, Cost of ₹1 Lac had been submitted in the Authority on 18.02.2025. Sh. Amit Malhotra informed that the remaining ₹5 Crores had 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 ₹5 Cr has not been provided by the Promoter.

13. The Authority also observed that the Promoter should submit remaining ₹ 5 Crores in the RERA Account of the Project and submit bank statements of the RERA Account confirming the deposit. Also, the Promoter was directed to submit the following before the next date of hearing: -

- i. Late fee of ₹ 5,14,486/- as per resolution dated 07.08.2024 on fifth extension application.
- ii. Renewal of License No. 264 of 2009 dated 03.12.2007 renewed upto 02.12.2024.
- iii. ₹ 41,300/- as fee of Local Commissioner (M/s Pro-tech Consortium) for site visit.
- iv. Promoter should provide a copy of bank statement of RERA Account confirming deposit of ₹ 5 Cr which has been submitted in the Authority on 18.02.2025 to RWA.

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

15 Vide reply dated 18.02.2025, the promoter has submitted request for correction in the resolution dated 08.01.2025 regarding maintenance charges which is already dealt with by the



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Authority in its last meeting held on 19.02.2025. Along with that the promoter has submitted CA certificate regarding the financial information for period from 01.04.2024 to 10.02.2025 mentioning amount contributed by the promoters as ₹500 lakhs for the said period. The promoter has submitted statement of account no. 917020053997378 in which the promoter has submitted ₹5 crores on 23.12.2024 and later on 30.12.2024 created 2 FD of ₹5 crores of that amount with the maturity date of 14.02.2025 and 01.03.2025. The promoter has also submitted the statement of account no. 912020014468155 in which an amount of ₹10.89 crores were deposited on 14.02.2025. However, upon perusal of records it is found that both the accounts are not RERA accounts in which amount is deposited by the promoter. The account no. submitted by the promoter in A-H form during the registration of the project is 917020062825237.

16. Vide letter dated 21.03.2025, the promoter has submitted ₹41,300/- as fee of Local Commissioner (M/s Pro-tech Consortium) for site visit.

17. Also vide letter dated 31.03.2025, the promoter has applied for extension u/s 7(3) for 6th year upto 30.06.2026 along with a fee of ₹6,85,982/- which is in order. The promoter has submitted the following with the extension application: -

- i. Auditor fee of ₹41,300/-
- ii. Public notice fee of ₹10,000/-
- iii. CA certificate, Engineering certificate & Architectural Certificate showing the stage of development/ construction works undertaken till date. (However total percentage of work completed are not submitted in these certificates).
- iv. Zoning/demarcation plan.
- v. Affidavit/undertaking for no sales of any unit/plot in the project, while the sale is not permissible.
- vi. Photographs of the project
- vii. Copy of service plan/estimates
- viii. Explanatory note regarding the reasons for delay in completing the development works in the project that stating delay due to delay in approvals from the competent Authority(service estimates from DTCP on 28.12.2022 and environment clearance on 18.01.2023 and consent to establish on 26.03.2023) along with the weak market demand in this part of karnal.
- ix. Copy of environment clearance certificate.



- x. Application dated 11.11.2024 for renewal of licence for 3 years.
- xi QPRs have been uploaded till 31.12.2024.

18. However, the promoter has still not submitted Late fee of ₹5,14,486/- as per resolution dated 07.08.2024 on fifth extension application and renewal of License No. 264 of 2009 dated 03.12.2007 renewed upto 02.12.2024.

19. Today, Adv.. Vipul Joshi on behalf of the promoter appeared and submitted that details regarding the Bank Account have been submitted. The Authority observed that The Licence of the above said project has expired and is still not renewed. The Authority after consideration decided to return this application with a liberty to file fresh application U/S 7(3) when the promoter receives the renewal of licence for the above said project from DTCP. Till then Bank Account shall remain freezed. Ban on sale to continue. The promoter is directed not to advertise, book, sell any plot in the project. Disposed of.



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 (Defn)
