



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.04.2025.**

**Item No. 284.23**

**Intimation regarding Completion Certificate and Request for Closure of RERA Account.**

**Promoter: M/s Ansal Housing Ltd.**

**Project: "Ansal Town Karnal" –an affordable residential plotted Colony on land measuring 7.739 acres situated in revenue estate of Village Kasba Karnal, Sector-36, Karnal.**

**Regd no: HRERA-PKL-KNL-190-2020 dated 19.02.2020, valid up to 15.11.2022 2024**

**Temp ID: 693 of 2019**

**License No. 99 of 2017 dated 16.11.2017 valid upto 15.11.2022.**

1. Vide letter dated 23.08.2024, the promoter has informed that Completion Certificate regarding the said project has been received from DTCP on 16.08.2024. Promoter has requested for exemption of quarterly compliance for said project from now onwards and all the necessary quarterly compliances till Sept 2024 will be done. Promoter also requested for closure of RERA Bank Account for said project. Details of the same are:

Bank – HDFC Bank Ltd, VC-1, Near Income Tax Building, Vaishali, Ghaziabad-201010.

Account No – 57500000218228

IFSC Code – IHDFC0000422

2. On 09.10.2024, Authority observed that Registration was valid upto 15.11.2022 and Completion Certificate was obtained on 16.08.2024. Even if Covid-19 General Extension of 9 months is considered, the registration will be valid upto 15.08.2023. The Promoter should submit an application for Extension u/S-6 of RERA Act, 2016 for the gap period. Authority



*further decided that promoter should submit Approval letters of service plans & Estimates along with copy of approved Plans and Estimates, hardcopy as well as soft copy. Promoter should submit complete set of plans of the commercial pocket forming part of the layout plan. After that request of promoter will be considered.*

3. Vide Reply dated 25.11.2024, the Promoter has submitted the following:
  - i. Rs. 1 Lakh as extension fee which is in order.
  - ii. Form Rep-V under Section-6 of RERA Act, 2016- (applying till 15.08.2024 including general extension of 9 months due to COVID).
  - iii. Grant of Consent dated 16.05.2019 from Haryana State Pollution Control Board.
  - iv. Photographs of the project.
  - v. Copy of approval letter of Service Plans/Estimates dated 12.03.2020
  - vi. Approved Service Plans.
  - vii. Copy of Zoning Plan
  - viii. Approved Standard design of SCOs in commercial site measuring 0.264 Acres.
4. On 04.12.2024, the Promoter was directed to submit following before next date of hearing:
  - i. Renewal of License No. 99 of 2017 dated 16.11.2017 which was valid upto 15.11.2022 be submitted.
  - ii. Copy of Approved Service Estimates be submitted. (Hard and Soft Copy)
  - iii. As per resolution dated 07.08.2024, Promoter should pay Rs. 1,83,975/- as late fee and Rs. 1,37,970/- as penalty.
5. No reply was received till 22.01.2025. QPRs have been uploaded upto 30.09.2024.
6. On 29.01.2025, the Authorized Representative of the promoter appeared and submitted that the orders of Authority dated 04.12.2024 have been complied with and reply submitted on 27.01.2025. Hence, Authority decided that completion certificate dated 16.08.2024 be taken on record and uploaded on web-portal of Authority. The office is directed to examine reply dated 27.01.2025 and put up on next date of hearing.
7. Completion certificate dated 16.08.2024 has been uploaded on web-portal of Authority.
6. Vide reply dated 27.01.2025, the promoter has submitted the following: -
  - Renewal of License (Valid upto 15.11.2024) along with old license (99 of 2017: Valid up to 15.11.2022)
  - Copy of Approved Service Estimate  
Late Fee & penalty (Demand Draft of Rs. 3,22,000/-) dt. 22.01.2025 DD No. 097001



8. Today Sh. Dinesh Kumar (Authorized representative) on behalf of the promoter appeared and submitted that the promoter has complied with all the orders of the Authority. The Authority after consideration decides to take on record the Completion certificate dated 16.08.2024.

9. 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 (Dhruv)

