



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 02.07.2025.

Item No. 291.15

Extension under Section-6 of RERA Act, 2016.

Promoter: Ansal Housing Limited.

Project: "Ansal Town Yamunanagar DDJAY SCH-2"- an affordable residential plotted colony on land measuring 11.945 acres situated in Sector-20, Yamunanagar.

Reg. No.: HRERA-PKL-YNR-174-2019 dated 15.11.2019 valid upto 30.08.2024.

Temp ID: RERA-PKL-707-2019.

Present: Sh. Vinesh Kumar

1. The Promoter vide letter dated 03.03.2025 has sought extension of the captioned project under Section- 6 and Covid Extension of 9 months upto 30.08.2026. The Promoter has submitted the following :

- i. REP-V along with extension fee of ₹ 1,41,000/- The fee is in order.
- ii. Explanatory Note: Promoter has completed all the activities (road, sewerage, water line, drainage, parks, street light) except electrification work which is yet to start.
- iii. Copy of approved Service Plans (which is not legible)
- iv. Grant of Consent to Establish dated 20.06.2024 from Haryana State Pollution Control Board.
- v. Engineer Certificate states that 82.36% physical work has been completed as on 31.2.2024
- vi. C.A. Certificate - 82.36 % work has been completed

a. Total Amount received from allottees till 31.12.2024 – ₹ 14.32 Cr



- b. 70% to be deposited in Designated Account – ₹ 10,02,66,065 /-
- c. Amount actually withdrawn - ₹ 10,02,28,611 /-
- d. Balance available in designated Account – ₹ 37,454 /-

vii. Architect Certificate states the following status of completion of facilities:

- a. Internal Roads and Foot Paths – 97 %
- b. Water Supply – 99%
- c. Sewerage – 98.50%
- d. Storm Water Drains – 97%
- e. Landscaping & Trees Planting – 95%
- f. Street Lighting – 90%
- g. Electric Supply System – 0%

viii. Copy of License No. 98 of 2019 dated 31.08.2019 valid upto 30.08.2024 (not valid as on date) Promoter has applied for renewal of License to DTCP on 29.07.2024.

ix. Copy of Approved Layout cum Demarcation Plan

x. Copy of Approved Zoning Plan

xi. Photographs of the Project

xii. QPRs have been uploaded upto 31.12.2024

2. On 26.03.2025, The Authority after consideration directed the promoter to submit the following :

- a. Renewal of License No. 98 of 2019 dated 31.08.2019
- b. Legible Copy of approved Service Plans
- c. Copy of approval letter of service plans and Estimates
- d. Copy of approved Service Estimates

3. No reply has been from the promoter yet.

4. Promoter has not submitted the deficit documents sought vide letter dated 23.04.2025.

5. Vide reply dated 25.06.2025, the promoter has submitted legible copies of Approved Service Plans. However the promoter has still not submitted Renewal of License No. 98 of 2019 dated 31.08.2019, Copy of approval letter of service plans and Estimates and Copy of approved Service Estimates.

6. Today Sh. Vinesh Kumar appeared on behalf of the promoter and submitted that the licence of the above said project is still not renewed. The promoter was also unable to give



any satisfactory reason/ground for any force majeure circumstances. The Authority after consideration decided to return the application u/s 6 and directed the promoter to file afresh under section 7(3). The extension fee paid by the Promoter will be adjusted after deduction of 5% processing charges however; the late fee/penalty shall be computed separately. As the registration of the project is not valid as on date, the Promoter is also directed not to market, advertise and sell any unsold inventory in the project till extension is granted. **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.

LA (DH) (u/s 6)
A. H.