



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 01.10.2025.

Item No. 301.08

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.: 108 of 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.

Present:- Sh. Vinesh Kumar (Authorised Representative) on behalf of the Promoter

1. Vide letter dated 24.07.2024, the promoter has applied for extension u/s 6 of RERD Act, 2016 on prescribed proforma Rep-V. Extension fee of ₹ 1,42,840/-.
2. License no. 28 of 2019 dated 25.02.2019 valid upto 24.02.2024. The promoter enclosed a copy of application for renewal of license for 2 years to DTCP dated 14.02.2024.
3. On 20.11.2024, 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.
4. 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 ₹ 3.25 Cr. with reference to orders passed by RERA, Gurugram for the projects situated in Gurugram. 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 ₹



17.01 Lacs. Since, the project and account number does not belong to Gurugram Authority, it is requested to pass an order directing Axis Bank for removal of the said lien.

5. QPRs have been uploaded upto 30.09.2024. Demarcation plan and approved service plan estimates and status of renewal of license has not been submitted yet.

6. On 29.01.2025, Authority observed that a reply has been submitted by the promoter on 17.01.2025. 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 be informed accordingly for revoking of lien on the RERA Account of the project situated in Yamunagar.

7. Vide reply dated 17.01.2025, the promoter has submitted copy of renewed license (the same is now valid upto 24.02.2026), copy of demarcation plan and for service plan estimates, the promoter states that "as per approval from license, we have been given 30 days to submit service estimate, we request Authority to allow same for submission for service estimate".

A letter dated 26.03.2025 was sent to Gurugram Authority for removal of lien on the RERA account of the project. No reply was received.

8. On the last date of hearing, i.e. 09.04.2025, the representative had requested the Authority to pursue the Bank for removal of lien. Since no reply was been received from the Gurugram Authority, the Authority decided to adjourn the matter to **16.07.2025**. The bank could only be contacted after a reply from Gurugram Authority is on record. However, Authority decided that matter may be pursued with Gurugram Authority through letter and telephonic call.

9. The Gurugram Authority was intimated about the same via telephonic call and mail on 10.07.2025. The PS to the chairman informed that the said letter was forwarded to AO Execution However he is on leave till 15.07.2025 so the status regarding the same could not be verified. No reply has been received from them on mail yet. We may send another reminder to the Gurugram Authority regarding the same.

10. On the last date of hearing i.e. 16.07.2025, The Authority directed the office to send another reminder to the Gurugram Authority telephonically and by mail.

The Gurugram Authority was again intimated about the same via mail on 18.09.2025 and via telephonic call on 25.09.2025. The office of the Adjudicating Officer informed that the said matter was dealt with by the AO Execution. However due to insufficient information



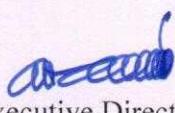
the said matter was transferred to the project section and reply to the mail sent by HRERA Panchkula will be submitted shortly. No reply has been received from them on mail yet.

11. The Authority after consideration directed the office to pursue the matter with Gurugram Authority. Promoter is also directed to pursue the matter at their level with Gurugram Authority.

12 Adjourned to 07.01.2026.

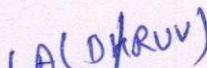
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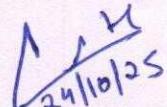



Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP


(A(D)KRU)


24/10/25