



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 14.01.2026.

Item No. 310.22

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 had 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 Amount withdrawn;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. It was further observed that, 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:
- Total no. of plots in colony: 118 plots.
 - Total plots sold upto December 2023: 68 plots.
 - Total amount collected upto 31.12.2023: ₹781.97 lakhs.
 - Total amount withdrawn upto 31.12.2023: ₹779.16 lakh.
 - Total amount spent on IDW upto 31.12.2023: ₹380.25 lakh.
 - 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.
 - 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 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 was not received till 05.02.2025.
6. Since, no one appeared on behalf of promoter on 05.02.2025, the Authority on 05.02.2025 had directed the Managing Director/ one of the directors to be personally present on the next date of hearing before the said registration is revoked
7. Since no reply was received from the promoter, the Authority on 23.04.2025 granted one last opportunity to the promoter to file reply failing which the request of the promoter shall be rejected.
8. A copy of these proceedings were sent to the promoter through registered post which was delivered on 09.06.2025. Vide reply dated 23.07.2025, the promoter has submitted the following:-



- a. Total Number of Plots in the Colony is: 118 Plots.
 - b. Total plots sold upto June 2025: 73 Plots.
 - c. Total Amount Collected upto 30 June 2025: Rs. 1,351.48 Lakh
 - d. Total Amount Withdrawn upto 30* June 2025: Rs. 1,348.48 Lakh
 - e. Total Amount spent on IDW upto 30th June 2025: 494.77 Lakh
 - f. Architect/ Engg. Certificate certified the development works with percentage of works done at site is enclosed.
 - g. That the Account number mentioned in the 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, may kindly be recorded.
9. Further, the promoter has paid ₹ 3,00,000/- as cost imposed in by the Authority vide orders dated 10.07.2024 & 09.10.2024 and requested to acknowledge the above and dismiss the Show Cause Notice.
10. In view of the above, the Authority on 30.07.2025 had directed the promoter to get the public notice, measuring 3 x 3 inches regarding change in the bank account, issued in two leading newspapers (one hindi and one English), widely circulated in the area where project is located and submit copies of the original newspapers before the next date of hearing.
11. On the last date of hearing, i.e., 08.10.2025, Sh. Jyoti Sidana appearing on behalf of promoter, informed that vide reply dated 06.10.2025, the promoter has submitted the copies of original newspapers in which the details of bank accounts have been published. The same has been examined and it is found that the bank account number mentioned in the public notices are different from the one submitted above. The variation in bank account details be explained in writing before the next date of hearing.
12. No reply has been received from the promoter till date.
13. Today, the Authority directs the Promoter to submit a reply atleast one week before the next date of hearing failing which show cause notice under Section-63 of the HRERA Act, 2016 shall be issued for not complying with the orders of the Authority.
14. Adjourned to 01.04.2026.



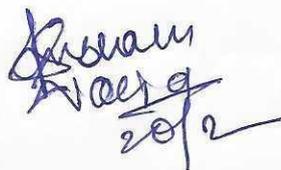
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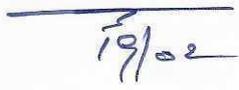

Executive Director,
HRERA, Panchkula

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

CA - Shubham

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20/2


19/12

3/3