



**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 24.01.2024.**

**Item No. 239.57**

**Continuation of registration of project for 4<sup>th</sup> year under Section-7(3) of RERD Act, 2016.**

**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.**

**Present: Sh. Naresh, one of the Directors of company.**

1. This matter was placed before the Authority in its meeting held on 26.07.2023 vide Item no. 220.10 whereby Authority had directed the promoter to submit CA Certificate, Engineering Certificate and Architect Certificate along with photos of the project.
2. Applicant promoter vide letter dated 05.09.2023 has submitted that they have got approval for service estimates from DTCP on 28.12.2022 and have completed most of the services which includes storm water, sewage, water supply and drainage line. However, they have to complete and augment the services in compliance of service estimates recently approved.
3. Photographs of the project have been submitted. Promoter has submitted the architect certificate which states that 99.1% of the infrastructural and construction work has been completed including roads, storm line, sewer line, electricity etc. as on 24.08.2023.
4. Promoter has submitted CA certificate which states that balance in escrow account on 24.08.2023 is ₹262.94 lakhs.



5. The promoter has not submitted Engineer Certificate. The promoter has submitted online quarterly up to 30.06.2023.
6. The promoter has requested for extension of registration for one year, i.e., upto 30.06.2024. Audit of project has already been got conducted. Next date of hearing fixed is 18.09.2023.
7. Notice under section-35 of RERA Act, 2016 was issued to the promoter and matter (Complaint 2138-2023) was last heard on 21.11.2023 which is now scheduled for hearing on 22.01.2024. In reply to the notice the promoter submitted that:
- i. *the promoter has received approved service plan estimates on 28.12.2022,*
  - ii. *complete EDC/IDC has been paid to DTCP,*
  - iii. *petition for delay in the services to be laid by HSVP has been filed and the matter is sub-judice with the High Court, copy of photographs of the project*
  - iv. *copy of CA certificate dated 10.10.2022 showing cash inflow of Rs. 723.55 lacs and outflow of Rs. 723.44 lacs.*
  - v. *Architect certificate shows work in progress- NILL and total plots are equal to completed plots i.e. 464.*
8. On 26.09.2023, the Authority was of the view that promoter has failed to complete the project after grant of third year extension. After consideration, Authority decided that promoter be personally present on next date of hearing to explain the resolution plan for completion of project. Adjourned to 04.12.2023.
9. On 04.12.2023, promoter was not present. Authorized representative sought time to comply with the directions of Authority. Acceding to the request, case was adjourned to 22.01.2024 with the directions that one of the Directors of the company will be present on the next date of hearing.
10. Authority observes that even after grant of three extensions, project is incomplete. Original date of completion was 30.09.2019. Hence, Authority decided as under:-
- i. Inspection of site be got done from an empaneled Engineer firm for latest status of project.
  - ii. No Engineer Certificate has been submitted. Different percentages of infrastructure and construction work have been given such as 99.1%, 67% and 45%. Promoter should explain the differences.
  - iii. Total number of plots, plots sold and unsold be given.



- iv. Availability of funds for completion of project be submitted i.e. amount received from allottees since registration, amount spent on infrastructure/ construction, amount recoverable duly supported by CA Certificate.
  - v. Mr. Naresh, Director informed that revised resolution plan has been submitted. It may be examined by Project Section.
11. Adjourned to 20.03.2024.



*13/2/24*

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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.

LA Monika