



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

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.01.2026.

**Item No. 309.13**

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 (Authorised Representative) on behalf of the promoter.

1. Vide letter dated 24.07.2024, the promoter has applied for extension u/s 6 of RERA Act, 2016 on prescribed proforma Rep-V and paid extension fee of ₹ 1,42,840/-.
2. License no. 28 of 2019 dated 25.02.2019 is 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 an 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 was 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 yet been submitted.

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 Yamunanagar .

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 from 03.12.2024 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 has 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. 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.

10. On 16.07.2025, the Authority directed the office to send another reminder to the Gurugram Authority telephonically and by mail.

11. 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 to the AO 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.

12. On the last date of hearing, i.e., 01.10.2025, 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. The said matter was intimated to the Authority via mail and telephonically on 01.01.2026. The office to the AO informed that orders sent by HRERA Panchkula will be submitted shortly.

13. The Authority after consideration decided to return the application u/s 6 and directed the promoter to file a fresh application 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-Heena

STP

Heena  
03/02/26

  
03/02