HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
Telephone No: 0172-2584232, 2585232
E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in
Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.10.2026.

Item No. 334.20

Request for approval of change of 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 Amount withdrawn;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.

1/4

2. Thereafter, the Authority on 01.05.2024 had decided to impose a cost of ₹ 1lac 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:

i. Total no. of plots in colony: 118 plots.
ii. Total plots sold upto December 2023: 68 plots.
iii. Total amount collected upto 31.12.2023: ₹781.97 lakhs.
iv. Total amount withdrawn upto 31.12.2023: ₹779.16 lakh.
v. Total amount spent on IDW upto 31.12.2023: ₹380.25 lakh.
vi. 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.
vii. 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 ₹ 1 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 RERD 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.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

2/4

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: ₹ 1,351.48 Lakh
d) Total Amount Withdrawn upto 30* June 2025: ₹ 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 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 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 were examined and it was 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. On 14.01.2026, the Authority directed the Promoter to submit a reply at least one week before the next date of hearing failing which show cause notice under Section-63 of the RERA Act, 2016 shall be issued for not complying with the orders of the Authority.

13. On 01.04.2026 since no reply was received from the promoter, the Authority decided to show cause the promoter as to why penalty under Section-63 of the RERD Act, 2016 be not imposed for not complying with the orders of the Authority.

14. On 01.07.2026, since no reply had been received from the promoter, the Authority after consideration decided to impose a penalty of ₹ 2 Lacs upon the promoter which should be deposited before the next date of hearing.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

3/4

15. On 12.08.2026, the Authority observed that neither anyone appeared nor any reply submitted/ penalty deposited. In the interest of justice, the Authority decided to grant last opportunity to the Promoter to comply with the orders dated 08.10.2025 failing which request of the promoter shall be rejected.

16. Today, the Authority observes that neither any one appeared on behalf of the promoter nor any reply filed. The Promoter has failed to explain variance of bank account number mentioned in the public notices and the one submitted above vide letter dated 04.01.2024. The Promoter has also not deposited penalty of ₹ 2 Lacs which was imposed on 01.07.2026 for not complying with the orders of the Authority. Despite granting an opportunity in the interest of justice, the promoter is wilfully defying the orders/directions of the Authority. Taking this persistent non-compliance on the part of the promoter, the Authority decided to reject the application of the promoter. The promoter is directed to deposit the said penalty of ₹ 2 lacs within 90 days of uploading of this order failing which legal consequences as per provisions of the RERD Act, 2016 shall follow.

17. **Disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No. 2891
Date 21/10/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA KAKU (on leave)
22/10/26

21/10