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 28.10.2026.

Item No. 336.36

Non-submission of required Documents by Auditee.

Project: **Ansal Town Yamunanagar DDJAY SCH-3 & SCH-4.**

Temp ID: **817-2020 & 849-2020.**

Present: **Sh. Vinesh Finance Manager on behalf of promoter.**

1. Vide letter dated 04.12.2025, the Auditor of the above-said project had submitted the following:-

> *"This is to inform you that, in connection with the audit allotted to our firm DMSG & Associates for Ansal Town Yamunanagar DDJAY SCH-3 And SCH-4, we had requested certain documents/information from the auditee on 17/11/2025 which are required for carrying out the audit work.*
> *However, the auditee has provided only a few documents on 28/11/2025 and most of the required documents are still pending on the part of auditee. The Reminder letter in this regard has already sent on 01/12/2025.*
> *We request you to kindly take note of the same and direct the auditee to provide the documents at the earliest."*

2. The matter was placed before the Authority on 24.12.2025, wherein the Authority after consideration directed the promoter to submit a written statement stating the details of correspondence held between the promoter and the Auditor in tabular form along with date and copies of correspondence E-mails before the next date of hearing.

3. Vide letters dated 06.01.2026, the promoter had submitted the following:-

> *With reference to the directions issued during the meeting held on 24.12.2025, we hereby submit the chronology of events for your kind perusal:*
> *1. The Project Extension application was submitted in authority on 13.10.2025.*
> *2. An order was received from the Authority directing audit of the project, addressed to the Auditor and copy marked to M/s Ansal Housing Limited, dated 06.11.2025.*
> *3. An email was received from the Auditor seeking submission of documents on 17.11.2025, after office hours.*

4. Email along with more than 15 documents were sent to the Auditor on 10.12.2025.

5. No Communication received from auditor till now after email on dt: 10.12.2025. With regard to the delay in submission of certain documents, we respectfully submit that the officials responsible for RERA compliance in our Finance Department were on leave during the said period due to personal reasons. The same was neither intentional nor deliberate.

4. Also vide letters dated 15.01.2026 and 09.03.2026, the Auditor has again submitted that:-

This is to inform your good office that, in continuation of the ongoing Ansal town yamunanagar DDJAY SCH-3 AND SCH-4 audit process, we had earlier issued a letter dated 01/12/2025 to M/s Ansal Housing Limited, Yamunanagar, requesting submission of documents required for the RERA project audit.

Subsequently, the promoter had shared a few of the required documents vide their e-mail dated 10/12/2025 However some of the essential documents are st1ll pending and have not been provided till date.

In view of the above, we have once again issued a reminder letter/e-mail to M/s Ansal Housing Limited on 12/01/2026 requesting them to submit the remaining pending documents at the earliest to enable completion of the audit/ compliance process under H-RERA.

This is submitted for your kind information and records. Necessary updates shall be shared with your office upon receipt of the pending documents from the promoter.

5. On 11.03.2026, Sh. Vinesh (Authorized Representative) appeared on behalf of the promoter and submitted that they were complying with the information sought by the Auditor. The Authority after consideration directed the promoter to give point wise reply to the information asked by the Auditor in a tabular form at least a week before the next date of hearing i.e.13.05.2026,.

6. Vide letter dated 01.04.2026, the promoter had submitted the chronology of events in both Ansal Town Yamunanagar *DDJAY SCH-3 and SCH-4,* which is as under:

S. No.	Event Description	Date of Event	Remarks
1.	M/s Ansal Housing applied for project extension in Panchkula RERA Authority	13.10.2025	
2.	order was received from the Authority directing audit of the project, addressed to the Auditor and copy marked to M/s Ansal Housing Limited	06.11.2025	
3.	An email was received from the Auditor seeking submission of documents	17.11.2025	

Haryana Real Estate Regulatory Authority ★ Panchkula ★

215

4.	Email more than 15 documents to auditor	10.12.2025	Copy of Email attached
5.	As there was some clarity needed in documents submitted, our team visited to auditor office and discussed and understood their requirements. Basis this personal meeting, the soft copy as well as hard copy set of documents were further delivered at the auditor office.	25.02.2026	Documents details annexure point wise enclosed
6.	The auditors perused the above documents and requested additional documents vide email dt: 06.03.2026, all required documents are uploaded on google drive and link has been shared with auditor via email	24.03.2026	Copy of Email attached

7. On 13.05.2026, the Authority observed that no Audit report has yet been submitted by the Auditor. The Authority after consideration decided to grant one more opportunity to the Auditor to submit the report before the next date of hearing which was fixed on 29.07.2026..

8. Vide letter dated 06.05.2026, the promoter sought adjournment of the hearing scheduled for 13.05.2026 and requested exemption from the audit of accounts in respect of the project **"Ansal Town, Yamuna Nagar DDJAY-3."**on the following grounds:

I. ***"Application for Completion Certificate:***
The promoter submitted that the company has already applied for the Completion Certificate for the subject colony, having completed all the development works in the project. A copy of the application submitted before the competent authority has also been enclosed.

II. ***Request for Exemption from Audit of Accounts:***
The promoter submitted that since the project has reached the completion stage and the application for the Completion is already under process, the requirement of auditing the project accounts may kindly be exempted or deferred at this stage, as the same would become redundant upon the grant of the Completion Certificate.

III. ***Submission of Chief Engineer's Report:***
The promoter further undertook that by the next date of hearing, it shall place on record a certificate/report issued by the Chief Engineer, HUDA, confirming that all the development works in the project have been completed."

9. On 29.07.2026, Sh. Karun Ansal appeared on behalf of the promoter and sought an adjournment. The Authority, after consideration, acceded to the request of the promoter and decided to adjourn the matter to 09.09.2026. The Authority further directed the Auditor to remain personally present on the next date of hearing.

10. Vide letter dated 29.07.2026 received by office on 30.07.2026, promoter informed that on 25.07.2026 one of the representative of M/s DMSG Associates contacted promoter

Haryana Real Estate Regulatory Authority ★ Panchkula ★

and requested certain additional documents/information required for completion of the audit. A copy of email received from Auditor is attached. It has also been assured by the promoter that promoter will cooperate with Auditor and provide all additional documents and information sought by them.

11. On 16.09.2026, the Authority observed that the Auditor has not submitted the Audit report despite lapse of 314 days whereas audit was to be completed within 30 days i.e. by 06.12.2025. The Authority took a serious note of the same and directs the Auditor to remain personally present on the next date of hearing failing which Authority may initiate coercive action against the Auditor firm. Promoter shal also remain present physically alongwith his account officials on the next date of hearing for a meaningful discussion on the issue of audit. Office is directed to convey the orders of the Authority to the promoter and the Auditor through email and telephonically.

12. On 07.10.2026 during hearing of the matter Authority has decided to grant extension upto 10.08.2026 (including 3 months Covid period) and four months extension as granted vide resolution dated 19.08.2026. The registrations will be valid up to 10.12.2026. However, after perusal of office record it transpired that the promoter has to deposit the late fee and penalty as per resolution dated 07.08.2024 passed by the Authority vide Item No. 261.34. The calculation of late fee and penalty is as under:

(Regn no. HRERA-PKL-YNR-211-2020 dated 18.09.2020)
Total Area = 9.19791 Acres
Commercial Area = 0.2236 Acres
Residential Area = 9.19791-0.2236 = 8.97431 Acres
Fee for Residential Area = 8.97431* 4047*5= ₹1,81,595/-
Fee for Commercial Area = 0.2236*4047*1.5*15= ₹20,360/-
Registration Fee = ₹2,01,955/-
Extension Fee = ₹1,00,978/-
Late Fee = Registration Fee= ₹2,01,955/-
Penalty= 10% of extension fee for delay of every additional months
= 10%*1,00,978*3= ₹30,293/-

(Regn no. HRERA-PKL-YNR-257-2020 dated 26.08.2021)
Total Area = 11.1026 Acres
Commercial Area = 0.2347 Acres
Residential Area = 11.1026 - 0.2347 = 10.8679 Acres
Fee for Residential Area = 10.8679* 4047*5= ₹2,19,912/-
Fee for Commercial Area = 0.2347*4047*1.5*15= ₹21,371/-
Registration Fee = ₹2,41,283/-
Extension Fee = ₹1,20,641/-
Late Fee = Registration Fee= ₹2,41,283/-
Penalty= 10% of extension fee for delay of every additional months
= 10%*1,20,641*3= ₹36,192/-

Haryana Real Estate Regulatory Authority * Panchkula *

415

13. In view of the above, promoter was directed to pay Late Fee of ₹2,01,955/- and penalty of ₹30,293/-. in Regn no. HRERA-PKL-YNR-211-2020 dated 18.09.2020) and Late Fee of ₹2,41,283/- and penalty of ₹36,192/- in Regn. no. HRERA-PKL-YNR-257-2020 dated 26.08.2021.The order may be communicated to the promoter via email and telephonically.

14. Authority also observed that the Auditor has not submitted the Audit report despite a lapse of 314 days whereas the audit was to be completed within 30 days i.e. by 06.12.2025. The Authority took a serious note of the same and directed the office to initiate penal proceedings against the Auditor including blacklisting the Auditor as neither the auditor report has been submitted nor he appeared before the Authority despite grant of several opportunities.

15. The promoter has not deposited the late fees and penalties.

16. Today Sh. Vinesh finance manager appeared on behalf of the promoter and sought time for depositing the late fees and penalties..

15. After consideration, acceding to the request adjourned to **18.11.2026** promoter is directed to pay Late Fee of ₹2,01,955/- and penalty of ₹30,293/-. in Regn no. HRERA-PKL-YNR-211-2020 dated 18.09.2020) and Late Fee of ₹2,41,283/- and penalty of ₹36,192/- in Regn. no. HRERA-PKL-YNR-257-2020 dated 26.08.2021.

Haryana Real Estate Regulatory Authority
3095
Despatche No.
Date 4/11/26
PANCHKULA

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.

515