



**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 01.05.2024.**

**Item No. 251.18**

**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.**

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 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. 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.



5. Notice under section-35 of RERA Act, 2016 was issued to the promoter and matter (Suo Motu Monitoring Complaint 2138-2023) is scheduled for hearing on 01.05.2024. In reply to the show cause 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.*

*The promoter vide reply dated 11.03.2024 has requested the Authority to allow Resident Welfare Association of the concerned project named as Ansal Welfare Association (Regd.) may kindly be impleaded as a co-complainant in the complaint since the impleadment of the present welfare association is necessary to adjudicate the matter in dispute.*

6. On 24.01.2024, Authority decided as under:

- i. *Inspection of site be got done from an empanelled 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, plot 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. Adjourned to 20.03.2024.*

7. The promoter is seeking fourth and fifth extension up to 30.06.2025. Fee for extension of one-year upto 30.06.2024 has been paid. The promoter has undertaken that he will be able to complete the development works by 30.06.2025.

8. Engineer's Certificate dated 09.01.2024 mentions that 54% of internal and external development works have been executed. The promoter on 24.01.2024 was asked to submit the availability of funds for completion of project, amount received from allottees since registration, amount spent on infrastructure/construction, amount recoverable duly supported by a CA certificate. The information has not been provided by promoter. Adjourned to



01.05.2024 with a direction to comply with earlier directions of the Authority failing which penalty proceedings u/s-63 shall be initiated.

9. The promoter vide reply dated 19.03.2024 has submitted:
- I. Engineer certificate dated 09.01.2024 (which was also submitted in reply dated 19.01.2024)
  - II. Work completed at site is 54% as per submitted engineer certificate, the variation in percentages in earlier Engineer certificates was because in non-consideration of additional work to be done basis recently received service estimates,
  - III. Total number of plots are 340 and unsold plot is nil.
  - IV. Standard Designs of SCOs has not been approved yet, they will submit approved drawing as and when approved and will request for issuance of fresh RERA registration thereof,
  - V. CA certificate dated 16.03.2024 on basis of documents provided to them:  
Collections from allottees (100% amount) since registration 9.35 cr.  
70% transfer of RERA payment A/c 6.43 cr.  
Interest on FDR 0.09 cr.  
Total funds available in RERA a/c for infrastructure development 6.52 cr.  
Infrastructure development Exp spent from RERA a/c 4.05 cr.  
Balance funds available into RERA payment a/c 2.47 cr.  
Additional infrastructure/construction Exp spent by promoters 1.38cr.  
Amount recoverable from allottees 0.17 cr.
10. Fourth extension under consideration is up to 30.06.2024. Promoter will be able to complete the development works by 30.06.2025. 54% development works have been executed at site.
11. After consideration, Authority decided that promoter should submit resolution plan for completion of project quarter wise. Adjourned to 07.08.2024.



True copy

Executive Director,  
HRERA, Panchkula

17/5/24.

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

CA (Kakul)