



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.07.2024.

Item No. 259.20

Request for approval of change in 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. The matter was considered by the Authority on 24.01.2024 wherein following order was passed:

"1. M/s Kanasar Projects Pvt. Ltd. vide letter dated 04.01.2024 has 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 account for RERA purposes i.e. 100% collection account, 70% RERA Account and 30% account. The promoter has enclosed copy of letter dated 16.09.2023 issued by ICICI bank mentioning the details of bank accounts which are as under:

i. 100% account: 107905002904

ii. 70% account: 107905002903

iii. 30% account: 107905002898

2. Copy of account statement of account no. 10790500109, ICICI Bank from 05.04.2023 till 30.09.2023 is enclosed with said letter.

3. The promoter has not mentioned the number of plots sold to third party out of total plots and amounts received from them.



4. Request has been made to allow the change in bank account number and update the same into online A to H form.

5. The promoter on 04.01.2024 has informed details of 100%, 70% and 30% amounts. The account no. mentioned in REP-I (Part -D) at the time of registration was account no. 10790500109, ICICI Bank, Sector 7, Faridabad. Whereas the promoter has sent the account details of 107905001009, ICICI Bank.

6. The existing account shows a deposit of Rs.9.47 crores and withdrawal of Rs.9.02 crores as on 30th Sept, 2023. The closing balance being 44.74 lacs.

7. After consideration, 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 Amount withdrawn;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.

8. Adjourned to 20.03.2024.”

2. The matter was last considered on 01.05.2024 wherein following was observed:

“4. Authority observes that promoter was given last opportunity for filing reply but he has failed to comply with the orders of Authority. Hence, Authority decided to impose a cost of Rs. one lac on promoter. 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.

5. Adjourned to 10.07.2024.”

3. The promoter vide reply dated 13.05.2024 has 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. Request has been made to allow the change in bank account number and update the same in the records of the Authority.
5. The escrow account was incorrectly mentioned by the promoter in REP-1 (Part-D).
6. The total amount collected in the said account upto Dec'2023 was Rs.781.97/- lacs and almost the entire amount was withdrawn by the promoter, out of which Rs.380.25 lacs (i.e., 48.62%) was spent on internal development works.
7. Authority observes that Managing Director/ one of the Directors was required to be present today but nobody has appeared. After consideration, Authority decided to impose additional cost of Rs. one lac on promoter. Authority further decided to grant last opportunity to Managing Director/ one of the Directors of the company to be present on next date of hearing.
8. Adjourned to 25.09.2024.



True copy

Deen

Executive Director,
HRERA, Panchkula

all records

7/8/24

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

CA (Ashima)