



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 24.07.2024.

Item No. 260.25

Continuation of registration under Section 7(3) of RERA Act, 2016.

Promoter: Ahinsha Builders Pvt. Ltd.

Project: A group Housing Colony namely "Ahinsha Naturez Park" on land measuring 1.90 acres situated in Village Sarai Khwaja, Sector-41, Faridabad, Haryana.

Reg. No.: 345 of 2017 dated 27.10.2017 valid upto 31.10.2020. First extension valid upto 30.04.2022 and second extension valid upto 31.07.2023.

Temp ID: RERA-PKL-476-2019.

Present: Mr. Vipin Jain, Managing Director.

1. The matter was considered by the Authority on 21.08.2023 wherein following directions were passed:

2. *The Authority vide its orders dated 05.07.2023 appointed CA firm, M/s Garg Rohit & Associates to conduct audit of the project. CA report is yet to be submitted. Meanwhile, vide reply dated 03.07.2023 the promoter has submitted environment clearance certificate for the project and Zoning cum demarcation plan.*
3. *Further, as regards to the direction of the Authority to submit service plan estimates vide reply dated 03.08.2023, the promoter has submitted that "the services like Metaled Road connecting to Main Surajkund Road, Sewerage Disposal Line, Water Supply, Storm Water. Drainage, Lights and electrification are in the scope of MCF. These services shall be provided by MCF".*
4. *"Further, the promoter/ developer was liable to develop internal services in the building complex, like plumbing, electrification, sewage treatment plant, fire-fighting, playground & park, solar etc. These services have almost been completed by the promoter / developer in the building complex. However, the estimate of pending finishing of amenities and 3rd tower is as under:*



S. No.	Description of work	Estimated Amount (Rupees in Lakh)
1.	Internal electrical wiring	15.00
2.	Internal Plumbing	7.00
3.	Installation of Lift	5.00
4.	Glass window installation	20.00
5.	GYM Equipment	6.00
6.	Outdoor Stone Flooring	5.00

5. Promoter has submitted that they have applied for grant of occupation certificate to MCF vide letter dated 08.02.2021. However, MCF has not issued OC till date. Therefore, as per Section 264 of Haryana Municipal Corporation Act, 1994 and Clause-5 of para 4.10 of Haryana Building Code, 2017. Status of application for OC is deemed to have been granted.
6. After consideration, Authority decided that extension case will be considered after receipt of audit report. CA firm be issued reminder to expedite the audit report.
7. Adjourned to 16.10.2023."

2. Authority vide letter dated 04.10.2023 has issued reminder to the auditor. However, no audit report has been submitted. Auditor vide email dated 06.11.2023 has informed that they will not be able to do the assignment due to personal reasons. Hence, M/s DMSG & Associates was appointed to conduct the audit vide letter dated 15.02.2024, however vide email dated 07.03.2024 said auditor informed that they are unable to accept the audit due to heavy workload. Thereafter, M/s S.P Chopra & Co. was appointed as auditor vide letter dated 21.03.2024.

3. The matter was last considered by the Authority on 08.05.2024 wherein following was observed:

"4. After consideration, Authority decided that promoter be issued show cause notice under Section-35 of RERA Act, 2016 as to why penal action may not be taken for not cooperating with CA firm appointed by Authority. Managing Director/one of the Directors be personally present on the next date of hearing. CA firm may also be issued reminder to submit report at an early date.

5. Adjourned to 24.07.2024."

4. In compliance of above order reminder to CA firm was issued on 18.06.2024, however report of auditor is still awaited. Show cause notice under Section-35 of RERA Act, 2016 was issued to the promoter on 18.06.2024.

5. The promoter vide reply dated 03.06.2024 has submitted as under:

- i. Ms. Garg Rohit & Associates, Chartered Accountants were appointed initially to conduct the audit of the project. Said firm was not approachable so reminder was sent



- to them by Authority. The firm sent the list of documents on 05.10.2023 and they submitted the complete documents on 13.10.2023. Fee was also deposited with the Authority on 11.08.2023. On 30.11.2023, email was received from auditor that they will not be able to do the assignment due to personal reasons.
- ii. Vide letter dated 15.02.2024 M/s DMSG & Associates was appointed to conduct the audit. The auditor was changed third time and M/s S.P. Chopra and Co. was appointed auditor on 21.03.2024. The promoter approached the auditor and they informed that they have not received the appointment. Thereafter vide email dated 12.05.2024 the auditor sent the list of documents and same were supplied on 18.05.2024. The promoter is continuously under discussion with them for audit process.
- iii. The promoter has completed the project and obtained Fire NOC of third tower also but the development works on the part of Municipal Corporation Faridabad are still pending.
- iv. Request has been made to withdraw the show cause notice issued and consider this written statement of Managing Director in place of personal attendance on the next date of hearing.
6. The promoter vide another letter dated 17.05.2024 has submitted application for extension of the project for fourth year, i.e., upto 31.07.2025, along with extension fee of ₹1,17,743/- which is in order.
7. Mr. Vipin Jain, Managing Director was present today. He submitted that extension for fourth year had also been applied.
8. After consideration, Authority decided to grant third extension of one year under Section-7(3) of RERA Act, 2016. A copy of audit report when received be supplied to promoter for comments.
9. Adjourned to 09.10.2024.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
14/8/24

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

CA (Ashima)