



**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 07.08.2024.**

**Item No. 261.31**

**Continuation of Registration of project 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 71.01 acres situated in Sector 36, Karnal, Haryana.**

**Reg. No.: 140 of 2017 dated 28.08.2017 valid upto 30.09.2019, first extension granted upto 30.09.2020, second extension and covid extension granted upto 30.03.2022, third extension and general extension granted upto 30.06.2023.**

**Temp ID: 542 of 2019.**

1. The matter was placed before the Authority in its meeting held on 26.07.2023 whereby Authority 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 approved service plan estimates from DTCP dated 28.12.2022, Photographs of the project. Architect certificate which states that 99.70% of the infrastructural and construction work have been completed including roads, storm line, sewer line, electricity etc. as on 24.08.2023. CA certificate which states that balance in escrow account on 24.08.2023 is ₹113.54 lakhs. 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.
3. Notice under section-35 of RERA Act, 2016 was issued to the promoter and (Suo Motu Monitoring Complaint 2138-2023) is scheduled for hearing on 07.08.2024.



*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.*

*In Suo-Motu complaint on 01.05.2024, Authority directed the representative of RWA to provide a copy of their application of impleadment to the respondent promoter. Promoter should submit a resolution plan as to how they will complete the project by 30.06.2025 and also submit cogent reasons of their competency to complete the project in this stipulated time and show cause as to why the project should not be handed over to the Resident Welfare Association and Adjourned the matter to 07.08.2024.*

4. On 26.09.2023, the Authority was of the view that promoter has failed to complete the project after grant of third extension. After consideration, Authority decided that promoter be personally present on next date of hearing to explain the resolution plan for completion of project. Adjourned to 04.12.2023.
5. On 04.12.2023, promoter was not present. Authorized representative sought time to comply with the directions of Authority. Acceding to the request, case was adjourned to 22.01.2024 with the directions that one of the Directors of the company will be present on the next date of hearing.
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. File has been moved for appointment of Engineer firm for inspection of site.
8. Vide reply dated 19.01.2024, the promoter has submitted the following:
  - a. Engineer Certificate dated 09.01.2024 stating that total estimated cost for completion of the building(s) is 3020 lakh, estimated cost incurred till date is 1649 lakh and the balance cost is of completion of civil work/MEP and allied works of





the building(s) of the project for obtaining occupation certificate/completion certificate from DTCP is 1371 lakhs

b. CA certificate dated 18.01.2024 states that 55% of expenditure has been made against the cost of development and construction.

c. Architect certificate dated 31.12.2023:

i. Internal Roads & Pavements	78%
ii. Water supply	53%
iii. Sewerage	30%
iv. Storm water drains	85%
v. Parks and play grounds	58%
vi. Street lighting	100%
vii. Energy management	38%
viii. Electrification	20%

*(Work done in % of the total estimated cost as shown in CA certificate vary with the Architect certificate.)*

d. Undertaking on timelines for completion of development works stating that *the company will complete the development works on or before 30.06.2025 required for completion of the project w.r.t the subject RERA registration.*

e. Photographs has been attached.

f. Approval letter of service plan estimates dated 28.12.2022.

g. Environmental Clearance issued on 18.01.2023 valid upto 17.01.2033.

h. QPR uploaded upto 31.12.2023.

i. That complete EDC/IDC has been paid to the DTCP, supported by CA certificate.

j. Total number of plots 424

Total sold plots 402

Unsold plots 22

EWS plots handed over to Housing Board Haryana as per Departmental Policy

k. The standard designs of SCOs for 1.35 acres commercial pocket has not been approved yet, they will submit the same as and when approved by DTCP.

l. Request to allow them to complete the infrastructural development by 30.06.2025 as by handing over the society to RWA will affect the interest of the allottees.

9. 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.



10. Engineer's Certificate dated 09.01.2024 mentions that 55% 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.
11. The promoter vide reply dated 19.03.2024 has submitted:
- Engineer certificate dated 09.01.2024 (which was also submitted in reply dated 19.01.2024)
  - 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,
  - Total number of plots are 428 and unsold plots are 22.
  - 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,
  - CA certificate dated 16.03.2024 on basis of documents provided to them:
    - Collections from allottees (100% amount) since registration 8.12 cr.
    - 70% transfer of RERA payment A/c 5.64 cr.
    - Interest on FDR 0.06 cr.
    - Total funds available in RERA a/c for infrastructure development 5.70 cr.
    - Infrastructure development Exp spent from RERA a/c 4.84 cr.
    - Balance funds available into RERA payment a/c 0.86 cr.
    - Additional infrastructure/construction Exp spent by promoters 3.56 cr.
    - Amount recoverable from allottees 0.48 cr.
12. Fourth Extension under consideration is upto 30.06.2024. Promoter will be able to complete the development works by 30.06.2025. 55% development works have been executed at site. On 1.05.2024, Authority decided that promoter should submit resolution plan for completion of project quarter wise and adjourned the matter to 07.08.2024.
13. Vide letter dated 27.06.2024, the promoter has applied for continuation of registration for the fifth year, i.e., upto 30.06.2025 and paid extension fee of Rs.7,88,444/-. QPRs have been uploaded upto 30.06.2024. No resolution plan for completion of project quarter wise has been submitted by the promoter. The matter is listed for 07.08.2024.
14. As per CA certificate dated 18.01.2024, 13.71 crores will be required for balance works to be executed. No Resolution plan has been submitted. However, the date of



completing the works has been mentioned as 30.06.2025. 55% development works have been executed as on date.

15. After consideration, Authority decided to grant fourth year extension up to 30.06.2024. promoter should submit solid resolution plan otherwise further extension will not be considered. As fourth year extension has been granted, Authority may consider to handover the project to Resident Welfare Association to safeguard the interest of allottees. Managing Director/ one of the Directors be personally present on next date of hearing.

16. Adjourned to 16.10.2024.



True copy

Executive Director,  
HRERA, Panchkula

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

LA (Karkul)