



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 04.09.2024.

Item No. 264.09

Extension u/s 6 of RERA Act, 2016.

Promoter: M/s Ansal Housing & Construction Ltd.

Project: 'Ansal Town Yamunanagar DDJAY SCH-I' affordable residential plotted colony 12.76 acres in sector-20, Yamunanagar.

Reg. No.: 108 of 2019 dated 01.04.2019 valid upto 24.02.2024 (after granting 9 months covid period, the registration will be valid upto 23.11.2024).

Present: Mr. Vinesh Kumar through VC.

1. Vide letter dated 24.07.2024, the promoter 'Ansal Housing & Construction Ltd. has applied for extension u/s 6 of RERA Act, 2016 whereas RERA Registration was granted in favour of M/s Ansal Housing Ltd..

2. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee of Rs. 1,40,000/- which is deficit by Rs. 2,840/-.

3. License no. 28 of 2019 dated 25.02.2019 on land measuring 12.766 acres is valid upto 24.02.2024. The promoter has enclosed a copy of application of renewal of license for 2 years submitted to DTCP on 14.02.2024.

4. The promoter has submitted the following:

- i. Authenticated plan of the project showing the stage of development/construction works undertaken till 30.06.2024- Road, Sewerage, Drain & water supply, street light & Electrification;

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ii. Copy of consent to M/s Ansal Housing Ltd. to establish (by Haryana State Pollution Control Board) with period of consent from 17.01.2020 to 16.01.2025;

iii. Engineer Certificate (till 30.06.2024) states as follows: (in Rs.)

Total estimated cost of the infrastructure	4.84 cr.
Cost incurred as on date	4.67 cr.
Value of work done	99.71%
Balance cost to be incurred	0.17 cr.

iv. Architect certificate (till 30.06.2024) states that all infrastructure work is 100% complete except Water Supply which is 98% complete;

v. CA certificate dated 12.07.2024 states as follows:

Total amount received from allottees till 30.06.2024	27.44 cr.
70% amount to be deposited in designated a/c	19.20 cr.
Amount actually withdrawn till date of this certificate	19.03 cr.
Balance available in designated A/c	0.17 cr.

5. Explanatory note: *"We have completed all activities (road, sewerage, water line, drainage, parks, street light and electrification work), and we have also applied for completion in TCP Haryana, but completion of project is yet to be received, therefore to do the quarterly compliance and get completion certificate from competent authority we are applying for extension till 24.02.2026 (As applied for 2 years License Extension in DTCP).*

6. Photographs of the plots and resolution plan have not been submitted. The promoter should submit copy of approved demarcation plan, zoning plan, service plan estimates and building plans of commercial area measuring 0.265 acres along with their soft copies.

7. The promoter has applied for extension till 24.02.2026, could be considered for extension till 23.11.2025 (after the grant of 9 months covid period). QPRs have been uploaded up to 30.06.2024.

8. The Authority on 07.08.2024 decided that promoter should deposit deficit fee of Rs. 2,840/-, submit proper CA certificate, photographs of the site and resolution plan for completion of project. After that request of promoter will be considered. The matter was adjourned for 04.09.2024.



9. Vide reply dated 16.08.2024, the promoter has submitted deficit fee of Rs. 3,000/- and CA certificate dated 30.06.2024 which is same as submitted before. The license was valid upto 24.02.2024.

10. Mr. Vinesh Kumar submitted that demarcation, zoning/ service plans estimates had already been submitted. Photographs and resolution plan have been submitted on 02.09.2024. Project Section to examine the above documents and submitted observations, if any, on the next date fixed for the case.

11. Authority observed that license of project was valid up to 24.02.2024. Mr. Vinesh Kumar stated the renewal of license has been applied.

12. Adjourned to 16.10.2024.



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26/9/24.

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.

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