



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: 2079 OF 2019

HRERA, Panchkula

.... Complainant

Versus

Ansal Landmark(Karnal) Township Pvt. Ltd

.... Respondent

Coram:	Parneet S Sachdev	Chairman
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 22.04.2026

Hearing No: 7th

Present: Sh. Vishal Kaushal, Authorized Representative on behalf of the Respondent

ORDER: (Parneet S Sachdev - Chairman)

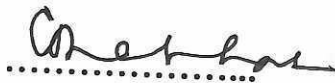
1. When the matter was taken up by the Authority on 07.01.2020, it was adjourned sine die.
2. The matter was re-opened on 09.04.2025 with a view that the fee which is being charged by the Authority is as per the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as HRERA Rules, 2017) and is in order.

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3. The instant case has been accordingly re-examined and observed that registration fee is deficit of 2,76,998/-, therefore the Authority on 09.04.2025 granted an opportunity to the respondent to deposit deficit registration fee within a period of 30 days from the uploading of orders.
4. Vide reply dated 05.08.2025, the promoter stated that at the time of registration of the project, they had bifurcated the entire licensed area into four phases, out of these, only phase II and III were included in the application for registration and were formally applied for. The registration fee should be levied only on the area pertaining to Phase II and III. At the time of registration an amount of ₹4,22,340/- was deposited via DD no. 249954 dated 28.07.2017 towards reg. fee. An excess amount of ₹1,97,945/- was paid and same was duly brought to the notice of the concerned Authority through Dak no. 4891 dated 04.11.2019. Promoter request to revisit the calculation of the registration fee and initiate the process for refund of the excess amount paid.
5. The Authority on 12.11.2025 directed the office to examine the records of the concerned project and submit a report regarding facts stated by the promoter in its reply dated 05.08.2025 on the next date of hearing.
6. On 04.02.2026, Sh. Vishal Kaushal, Authorized Representative appeared on behalf of the respondent. The Authority upon perusal of the office records and upon recalculation of the registration fee finds that the deficit fee amounting to ₹2,76,998/- is in order and therefore the promoter is directed to deposit the same with the Authority at least one week before the next date of hearing.
7. Upon perusal and examination of the registration file of the said project, total FAR of the licensed land is 72,502.42 Sqm. Registered FAR is 43,206.30 Sqm. Upon recalculation, registration fee comes out to ₹ 3,78,055/-. At the time of registration an amount of ₹4,22,340/- was deposited via DD no. 249954

dated 28.07.2017 towards reg. fee. Therefore, the registration fee deposited by the respondent promoter is in order as per HRERA Rules, 2017. The Authority observes that since there is no deficit fee against the registration of the project, therefore show cause notice issued against the respondent promoter is hereby discharged.

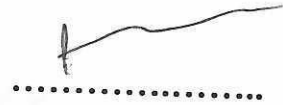
8. **Disposed of.** File be consigned to the record room after uploading of orders.



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Parneet S Sachdev
Chairman