



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 131 & 132 of 2020

HRERA, Panchkula

....COMPLAINANT

VERSUS

Ansul Landmark(Karnal) Township Pvt Ltd.

...RESPONDENT

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 06.12.2021

Hearing: 15th

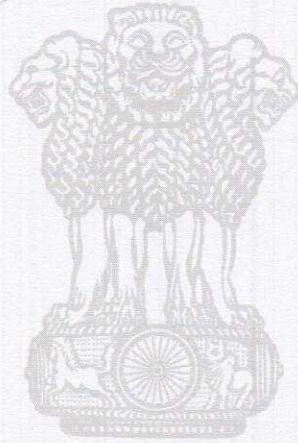
Present: - Shri Mukesh Kumar, Representative of the applicant/promoter.

ORDER (RAJAN GUPTA-CHAIRMAN)

1. The Authority had been passing repeated orders addressed to Town and Country Planning Department for early disposal of the application filed by promoter for renewal of their license as well as for grant of part completion certificate of the project.

2. An e-mail reply dated 06.12.2021 has been received mentioning that there are various deficiencies in the application filed by promoter and before rejecting the said application a hearing has been granted on 15.02.2022.
3. Shri Mukesh Kumar, representative of applicant/promoter company who appeared before Authority, stated that they have fulfilled all requirements for renewal of license and had also paid requisite fees. They have completed the colony and have applied for part completion certificate. He stated that a large number of plots had been handed over to allottees and over 70 allottees have constructed their houses. About 100 plots have been handed over to Haryana Housing Board who have also constructed the houses on those plots.
4. Keeping in view aforesaid facts, it appears that promoter's project is complete and only formalities needs to be undergone for obtaining Part Completion Certificate. Renewal or non-renewal of the license at this stage has become irrelevant for the purposes of allottees. Due to such non-renewal their rights can not be adversely affected. In theses circumstances, it is not understood how the department is proposing to cancel the license.
5. A cryptic reply has been received from the department without explaining the reasons for such a proposal. It is expected from the department that they submit their reply with detailed reasoning explaining the circumstances in which license is not being renewed and part completion certificate is not being granted.

6. The Authority decides to summon original record from the office of DTCP, Haryana on the subject. On the next date of hearing, a Senior Representative of the department should appear before the Authority along with original record of the project, to enable the Authority to understand the reasons for delay being caused.
7. A copy of this order be sent to Ld. Principal Secretary to Government Haryana, Town and Country Planning Department, Chandigarh with a request for intervening in this matter in the interest of allottees of the project.
8. Adjourned to 03.01.2022.



सत्यमेव जयते

RAJAN GUPTA
[CHAIRMAN]

DILBAG SINGH SIHAG
[MEMBER]