



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. 878 OF 2021

HRERA, Panchkula

...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Limited

....RESPONDENT

**CORAM: Rajan Gupta  
Dilbag Singh Sihag**

**Chairman  
Member**

**Date of Hearing:** 14.03.2022

**Hearing:** 4<sup>th</sup>

**Present:** None

#### **ORDER: (RAJAN GUPTA-CHAIRMAN)**

1. This suo-motu complaint was registered for non-submission of documents required for extension of registration of project named "Green Escape" having FAR measuring 66,475 sq. mtrs. for Tower- 18, 19, 26, 27, 28, 31, 32, 36, 37, 38, 39 and partial EWS-224 situated in Sector-35, Sonipat.

2. The Authority vide orders dated 20.12.2021 had observed that:-

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*2. A Local Commissioner be also appointed to visit the site and submit its report regarding latest status of construction of the project. Further, on account of very poor progress of development works, a show cause notice be issued to the promoters as to why registration of the project be not cancelled and further action taken for completion of project by any other means including by handing it over to association of allottees. "*

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3. In compliance of aforesaid orders notice dated 12.01.2022 was issue to the promoter to show cause as to why registration of their project be not cancelled. The same got delivered on 18.01.2022. However, no reply has been received.

Further, a report of the Local Commissioner was also sought in this matter. M/s General Highway & Infracon Pvt. Ltd., Local Commissioner has submitted the report vide letter dated 23.02.2022. Summary of the report submitted by Local Commissioner is reproduced below: -

*“ The general observation is as follows:-*

- a. There are total of 20 towers in this project site and further additional 152 flats for economically weaker section(EWS) in two blocks having 4 storeys with 76 flats in each block.*
- b. As informed by the builder:-*
  - i. Occupation Certificate has been obtained for 9 towers and some people were seen staying in these towers.*
  - ii. The Builder has completed tower no. 31 & 32 and has applied for its Occupation Certificate to Director Town & Country Planning Haryana on 27.12.2021.*
  - iii. The builder has planned to construct 152 flats for EWS.*
- c. Major structure of the Tower no. 18, 19, 26, 27 & 28 has been completed & scattered construction activities were observed in these towers.*
- d. Tower no 36, 37, 38 & 39 have been abandoned after partial erection of structure of some floors.*



e. The condition of open area and common services/places was having a shabby look.

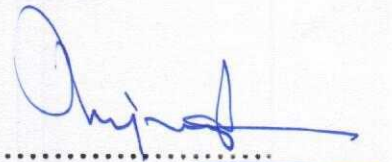
Tower wise status summarized as below:-

Tower No.	Sold Units.	No. of Units Unsold	Status of Works	Remarks
18	53	0	80% work completed	Occupation Certificate applied (dated 27.12.2021)
19	52	1	83% work completed	
26	40	7	70% work completed	
27	41	2	75% work completed	
28	37	2	77% work completed	
31	40	0	100% work completed	
32	38	0	100% work completed	
36	17	22	40% work completed	
37	25	14	40% work completed	
38	19	20	55% work completed	
39	20	19	55% work completed	
Total	382	87	Overall 70% works completed.	

4. Authority observes that the promoter while seeking extension had submitted that only 13.19% of the project work is complete, however, after perusal of report submitted by local commissioner it appears that overall 70% of the work is complete and occupation certificate has been applied for towers 31 & 32. The registration of the project of promoter was valid till 31.12.2020 and 30% works still remains to be done.

In view of the above, Authority considering the request of promoter for extension of registration for a period of one year plus general extension for a period of nine months (25.03.2020 to 24.09.2020 and 01.04.2021 to 30.06.2021) as a force majeure event due to Covid-19, decides to grant extension till **30.09.2022**.

Disposed of. File be consigned to record room.



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**RAJAN GUPTA**  
**(CHAIRMAN)**



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**DILBAG SINGH SIHAG**  
**(MEMBER)**

