



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

No.	HARERA/GGM/RPIN/232	Date:	24.06.2020
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From	To
Chairman Haryana Real Estate Regulatory Authority, Gurugram	M/s Ansal Housing Ltd 606, 6th floor, Indraprakash, 21 Barakhamba Road, New Delhi-110001

Sub: Registration of the real estate project "Ansal Heights" at sector 92, Gurugram, being developed by M/s Ansal Housing Ltd & Samyak Projects Pvt Ltd. -show cause notice.

1. This is in reference to your application dated 17.01.2020 submitted in this Authority for registration of the real estate project mentioned in the subject.
2. The scrutiny of the application was done by the authority and deficiencies were noticed, which were conveyed to you vide letter no. HARERA/GGM/RPIN/232 dated 06.02.2020 with directions to remove the deficiencies latest by 14.02.2020 failing which your application may be rejected following the due procedure as provided under section-5 of the Real Estate (Regulation and development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017. Also, an opportunity of personal hearing was offered to you on 24.02.2020 at 03:00 pm in the office of HARERA, Gurugram.
3. In reference to the notice dated 14.02.2020, you had neither removed the deficiencies nor availed the opportunity of personal hearing and your personal hearing was adjourned on 16.03.2020. During personal hearing on 16.03.2020, you had filed your reply which was scrutinized and found that still major deficiencies have not been removed. Subsequently, another notice conveying the deficiencies was sent to you on 16.05.2020, with the directions to remove the deficiencies and an opportunity of online hearing was given to you on 08.06.2020. During online hearing, you had not submitted the reply rather requested for adjournment. Accordingly, the Authority directed you to submit the deficit documents with an opportunity of online hearing for 22.06.2020. But again, you had not removed the deficiencies and requested for one month time to submit the deficit documents. The deficiencies which have not been removed by you are as under: -

Mandatory documents required for registration:

Deficit documents

1. Online corrections need to be done by the promoter.
2. Details of proof consultant not submitted.
3. Part I needs to be properly filled up in the prescribed format.
4. Part G needs to be revised.

Part-B- Statutory Approvals

5. LC-IV and LC-IV A not legible.
6. Building plan dated 19.12.2011 valid till 18.12.2016. Renewal needs to be submitted.
7. Copy of approved service estimates and plans not submitted.
8. Copy of fire-fighting scheme approval plans not submitted

Part-E-Project Cost/sale Proceeds

9. Conversion charges & license fee provided Rs 69.91 Lacs and Rs 105.63 Lacs, which needs to be clarified.
10. External Development charges as mentioned in 1.2 of Part-E needs to be clarified.
11. Internal Development charges as mentioned in 1.3 of Part-E needs to be clarified.
12. Internal Development charges as mentioned in 1.4 of Part-E needs to be clarified.
13. Details of cost of construction needs to be provided
14. Other cost mentioned in point no 7 of Part-E need to be clarified.
15. IDW as mentioned in point no 2 of Part-E, document of service estimates as provided by DTCP is annexed herewith.
16. Details of sale proceed need to be provided
17. Financial resources of the entire project need to be clarified

Part-H- Bank Accounts

18. Account no. for 70% RERA A/c and 30% Free A/c are same which needs to be corrected.
19. Details of bank loan in serial no. 9 not mentioned.
20. Affidavit by promoter for RERA compliance not found on record.
21. Undertaking by bank to abide by the RERA regulations not provided.

22. Board Resolution of authorized signatory operating the bank accounts needs to be submitted.

Part-I-Quarterly Schedule of Physical & financial Progress

23. Statement of Quarterly Expenses & Sources of funds is not tallying with the figures provided in Part-E which needs to be revised.
24. Net Cash flow statement needs to be rectified.
25. Copy of home loan approval financial institution not provided.

Part-II-Details of Project Proponent

26. Project proponent form with annexures not filled up.

Deficit Annexures

27. Deficit fee of Rs. 4030228/- needs to be submitted.
28. Revised project report needs to be submitted which included all the sale proceeds till date, financial resources, cost of construction etc.
29. Approval of NOC for connecting external services for water supply, road, storm water drainage, sewerage not provided.
30. Information to revenue department about the fact that project land licensed and bonded for setting up of a colony not informed to the revenue department for entry in the record of ownership.
31. Bank statement of the master account (100%) as on date of application applied for registration needs to be submitted.
32. Affidavit by the promoter regarding not selling any inventory after 25.03.2016 till as on the date of application.
33. Demarcation plan on A1 sheet not submitted.
34. Allotment letter, conveyance deed in the prescribed format needs to be submitted.
35. Revised builder buyer agreement as per prescribed format needs to be submitted
36. Details of sold and unsold inventory to be provided.
4. As per record of this Authority, you have been given two opportunities to remove the deficiencies (notice dated. 14.02.2020 and 16.05.2020) and along with the opportunity of personal hearings but the deficiencies have still not been removed by you.
5. Therefore , the Authority has decided to issue a show cause notice to you as why your application for registration of real estate project "Ansal Heights" should not be rejected on the ground for non-removal of deficiencies in spite of repeated

reminders and opportunity of personal hearings as per the provisions under section 5 of the Real Estate (Regulation and Development) Act, 2016 and Rule-5 of Haryana Real Estate (Regulation and Development) Rules, 2017. If you have anything to say in this regard, you are given final opportunity of hearing on **27.07.2020 at 3.00 p.m.** in the office of HARERA, Gurugram in the Conference Room, New PWD Rest House, Civil Lines, Gurugram, Haryana. In case you fail to remove the deficiencies and appear before the Authority for personal hearing on the above given date and time, it will be presumed that you have nothing to say in this matter and your application will be rejected as per provisions of the Act and rules referred as above.

Date: 24.06.2020
Issued under the authority
and seal of HARERA,
Gurugram.


Architectural Officer
For: Chairman,
Haryana Real Estate Regulatory
Authority, Gurugram

