



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 06.09.2021.

Item No. 148.25

(vii) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Sushant City - Kurukshetra" - Residential Colony on land measuring 117.614 Acres (after exclusion of 7.63 acres falling under undetermined use) in Sector- 32, Kurukshetra.

Temp ID: RERA-PKL-927-2021

1. This application for registration of a residential colony on land measuring 115.614 acres namely "Sushant City- Kurukshetra" situated in Sector- 32, Kurukshetra came up for consideration of the Authority today. The Authority observed as under:

- i. License Nos. 289 of 2007 dated 31.12.2007 and 196 of 2007 dated 20.07.2009 were valid upto 30.12.2009 and 19.07.2009 respectively. Status of validity of said licenses is not known.
- ii. This application has been received for the first time in the office of the Authority in furtherance of a suo-motu compliant no. 2924 of 2019 for non- registration of their project, whereas as per provisions of section 3 of the RERA Act, 2016 , the promoters had to file for registration of their project within three months of coming into force of the RERA Act, 2016.
- iii. The Authority in its 65th meeting held on 26.08.2019 has formulated a policy of charging penalty by way of late fee, if the project is not registered within the prescribed time. Under the Policy, no late fee is to be charged, if the application is filed upto October, 2018. Further, for every six months delay, fee equivalent to 50% of the fees notified by the State Government shall be payable. Since the delay in this case is of 2 years and 9 months, the late fee applicable shall be 3 times the original



applicable fee. The promoter shall pay the said late fee amounting to Rs. 85,70,880/- before the next date of hearing.

- iv. The application has been filed for only 115.614 acres whereas the total licenses granted by the Town and Country Planning Department are for 124.974 acres. Since, 7.63 acres is under undetermined use, the application should be for 117.614 acres. The applicant should also obtain registration of the area under undermined use at a later date before the disposal of the said land.
- v. Since, the license has been granted to several companies in collaboration with the promoter i.e. M/s Ansal Properties and Infrastructure Ltd., therefore all development agreement/ agreements executed between the parties should be submitted. Registered irrevocable Power of Attorneys should also be submitted by the promoter conferring powers to sell plots, market and to execute conveyance deeds.
- vi. Approved building plans of the commercial component have not been submitted with the application.
- vii. Besides the above, following other deficiencies have been noted in the application:
 - a. Expenditure to be made in each quarter not given; financial statements of last three years have not been submitted;
 - b. Date of approval of layout plans has not been filled in the online A-H form;
 - c. The promoter is liable to pay a total amount of Rs. 1,10,47,700/- (wherein Rs. 24,76,820/- is payable as deficit registration fee and Rs. 85,70,880/- is the component of penalty imposed by way of late registration fee).

2. The applicant/ promoter is hereby directed to rectify the above deficiencies and pay the deficit fee within a period of 30 days. Adjourned to 25.10.2021.

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.