



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.07.2021.**

**Item No. 141.14**

(viii) Promoter : Ansal Housing Ltd.

Project : “Ansal Town Yamunanagar DDJAY SCH-3” an Affordable Residential Plotted Colony under DDJAY on land measuring 11.10 Acres in Sector-20, Yamuna Nagar.

Temp ID: RERA-PKL-817-2020.

Present: Shri Karun Ansal, Authorized Representative.

1. On 22.02.2021 the Authority had passed detailed orders. The relevant part of which is reproduced as under:

*“Agreeing with the request of Shri Ansal, Authority requests the lending institution IFCI Limited that they may issue a letter to the effect that at the time of sale of plot to the allottees as well as at the time of execution of conveyance deed in favour of the allottees, they will issue a “No Objection Certificate”. Further, if any loan remains outstanding against the project or against the promoter of the project, no liability will fall upon the allottees and the allottee will get a clear title free of all encumbrances.”*

2. In compliance of the orders of the Authority dated 22.02.2021, the promoter vide letter dated 05.07.2021 had submitted a communication received from Sh. Sushant Gupta of the Lender Company (IFCI Ltd.) mentioning that:



*"IFCI is agreeable to release the charge on the sold units and permit you to handover the physical possession of the said units to the respective buyers – provided that the entire remaining payable amount by the respective buyers towards sale consideration/balance sale consideration for the said units is deposited in the Escrow Account/Designated Account opened under RERA. It may be noted that consequent upon payment of entire remaining payable amount for the said units and subsequent release of charge on the said units, the concerned allottee(s) and/or respective buyers and/or such discharged flat/unit, shall not be liable towards loan outstanding against the project or against the promoters of the project and respective allottee(s) and/or respective buyer(s) will get a clear title free of IFCI's encumbrances subject to obtaining a "No Objection Certificate"(NOC), at the time of sale of plot/flat/unit to the allottees, in respect of said units from IFCI."*

3. After considering the reply, the Authority directed the promoter to submit the communication received from bank on the letter head of the bank duly signed by the authorized signatory.
4. However, the Authority decides to register the project after the submission of the above document.

True copy



*[Signature]*  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

*[Signature]*  
19/7/21

*[Signature]*  
LA (Indu)

*[Signature]*  
19/07/2021