



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.07.2021.

Item No. 142.12

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter :** Ansal Properties & Infrastructure Ltd.

Project : "Sushant City (Phase-II) Yamunanagar" – Residential Plotted Colony on land measuring 89.89 Acres in Sector-12, Yamunanagar.

Temp ID: RERA-PKL-896-2021.

1. This application for registration of the project, namely, Sushant City (Phase-II) Yamunanagar being developed by the applicant M/s. Ansal Properties & Infrastructure Limited has been received by the Authority in furtherance of the Suo Motu Complaint No.2932 & 2640 of 2019 filed by the Authority for non-registration of the on-going project.

2. Today is 6th hearing of this matter. A letter dated 15.07.2021 has been received from the promoter, the important features of which are as follows: -

- i) There are total 848 plots out of which 657 have been sold. For commercial and community sites of the colony information has been furnished by the promoter.
- ii) It has been certified by the Chartered Accountants M/s C. Abhishek & Associate that the company M/s Ansal Properties & Infrastructure Limited is having outstanding loan of Rs. 464 crores against them as on 31.03.2021. It has not been clarified that how much loan stands in respect of the project in question.



- iii) Both licenses of the colony have expired in the year 2016 and 2017 and the same have not been renewed.
- iv) Rs. 134.41 crores has been collected from the allottees and as per the statement of applicant Rs. 164.13 crores has been spent on development of the colony.
- v) No information however been submitted by the promoter as to whether infrastructure of the plotted colony is fully developed or if deficient, to what extent. Further whether offer of possession has been made to the allottees or not.
- vi) The promoters have also not submitted the registered Collaboration Agreement and Power of Attorney from the landowners in favour of promoters company. Promoters have also not furnished the information regarding overdue EDC and IDC etc. and have also not furnished any information in respect of receipt of part completion certificate.
- vii) The Authority also took a note of the fact that number of complaints in respect of this project have been received and in some of the complaints refund has also been ordered for the reasons mentioned therein: -

"that the complainant due to non-delivery of possession within the time stipulated in buyer's agreement is entitled to refund along with interest."

3. In the aforesaid circumstances, the Authority observes that the promoters are either not serious in completing the project or they are unable to do so. However, hundreds of allottees are suffering and this Authority is duty bound to ensure that are protected their interest appropriately.

4. Keeping in view above facts and circumstances, the Authority decides as under: -

- i) In case it is proved that the promoters not able to complete the



project, the Authority would explore the possibility of handing over the project to the association of the allottees for completion at their own level in pursuant to the provisions of Section-8 of the Act.

- ii) The State Government be asked to take over the colony in furtherance of the powers conferring upon them under the Haryana Urban Development Authority Act, 1977 as amended recently.
- iii) If none of the possibilities fructifies arrived, the Authority would declare the project as "Failed Project" which automatically would entitle the allottees to seek refund of their money along with interest applicable as per law.

5. Learned CTP will send a copy of this order to Director Town and Country Planning Department for submitting their views for taking over the colony. Handing over the project to the association of the allottees will be explored after receipt of information from the State Government on the next date of hearing. 6. In the meantime, further sale of the project is hereby prohibited. A Public Notice in this regard will also be issued after hearing on the next date.

7. Adjourned to 27.09.2021

True copy

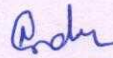

Executive Director,
HRERA, Panchkula



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


26/7/21

LA (Indu)


26/07/2021