



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 10.01.2022.

Item No. 162.08

(ix) 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. A letter dated 10.01.2022 has been received from District Town Planner (HQ) office of Director of Town & Country Planning Department, Haryana as reproduced below:-

"In compliance of the above referred orders, the following report is hereby forwarded for information and consideration:

1. License No. 196 of 2007 dated 20.07.2007 (118.568 acres) and license No. 289 of 2007 dated 31.12.2007 (6.406 acres) have been granted to the colonizer i.e. Ansal Properties & Infrastructure Pvt. Ltd. to develop the residential plotted colony over an measuring 124.974 acres in Sector-32, Kurukshetra.

2. The layout plan of the colony was approved on 21.12.2007. Subsequent to grant of license No. 289 of 2007, the revised layout plan of the colony was approved on 21.12.2007.

3. The service plan estimate in respect of license No. 196 of 2007 was approved on 4.4.2014. Accordingly, the revised Service Plan Estimate for licence No. 289 of 2007 dated 31.12.2007 was approved 15.09.2014.

4. The license No. 196 of 2007 dated 20.07.2007 was valid upto 19.07.2015. The colonizer had applied for renewal of the said licence upto 19.07.2017, although the deficiencies were conveyed to the



applicant vide Memo. Dated 23.04.2018 (Annexure-1). The colonizer has neither rectified the deficiencies conveyed vide letter dated 23.04.2018 nor applied for renewal of licence after 19.07.2019.

5. The license No. 289 of 2007 was valid upto 30.12.2015 and thereafter the colonizer has applied for renewal of licence upto 30.12.2017, the same has been examined and deficiencies were conveyed vide Memo. Dated 30.03.2018 (Annexure-2). However, the colonizer has neither rectified the deficiencies nor applied for renewal of licence for further period.

6. Projection completion:- The colonizer had applied for grant of part completion certificate for an area measuring 124.974 acres vide application dated 11.12.2012. However, the part completion certificate was rejected by Director under Rule 16(2) of Rules of 1976 vide Memo. Dated 14.08.2019 (Annexure-3) on ground of following deficiencies:

- a) The service plan estimate were got approved in the absence of renewal of license.
- b) The license stood lapsed and was no more valid.
- c) The applicant had not submitted the completion plan as sought vide Memo. Dated 30.11.2015.

It is further to inform that number of opportunities including hearing before Director were granted to the colonizer to comply with the above deficiencies to enable renewal of license as well as grant of completion certificate, however till date the colonizer has not rectified the above deficiencies nor submitted any fresh request for grant of completion certificate of the colony.”

2. From perusal of above letter, it appears that colony had been completed and an application for grant of part completion certificate was filed in the year 2012. But part completion has not been granted due to non-renewal of license.

3. 136 houses have been constructed in the colony, who have been granted occupation certificate. Accordingly , it is presumed that all common services in colony would have been laid. If all infrastructure facilities have been laid and



has been certified by Chief Engineer, HSVP, then Authority will presume that the project is complete and does not require registration. Before taking such a decision, promoters is asked to submit a copy of the report/letter of Chief Engineer, HSVP certifying that all infrastructure facilities/common services have been laid in the colony.

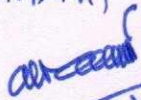
4. Case is adjourned to 14.02.2022.

True copy




Executive Director,
HRERA, Panchkula

LA (Anubam)



31/1/22

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