



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 10.04.2024.

Item No. 249.39

(iii) Promoter: **ANSAL HOUSING LIMITED.**

Project : "ANSAL TOWN YAMUNANAGAR PH-2" - an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.894 acres situated in Sector-20, Yamuna Nagar.

Temp ID : RERA-PKL-1416-2024

Present: Sh. Karun Ansal and Sh. Vinesh Kumar on behalf of the applicant via video conferencing.

1. This application is for registration of an ongoing project namely; "ANSAL TOWN YAMUNANAGAR PH-2" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.894 acres situated in Sector-20, Yamuna Nagar.

2. The application submitted by the promoter was examined and following observations were conveyed on 21.02.2024:

- i. License no. 149 of 2014 dated 04.09.2014 was granted in favour of "Ansal Housing & Construction Pvt. Ltd. and others" for setting up of a Residential Plotted Colony on land measuring 64.406 acres contiguous to license no. 75 of 2009 dated 02.12.2009 granted for an area measuring 59.36 acres in sector 20, Yamuna Nagar under the provisions of Haryana Development and Regulations of Urban Areas Act, 1975. Subsequently, Ansal Housing & Construction Pvt. Ltd. and others submitted an application for migration of part area of residential plotted colony under License No. 149 of 2014 dated 04.09.2014 into an Affordable residential plotted colony (DDJAY) under migration policy dated 18.02.2016, which was considered by the DTCP and accordingly, License no. 53 of 2019 (10.50 acres), 28 of 2019 (12.766 acres), 98 of



2019 (11.945 acres), 11 of 2020 (9.197 acres), 12 of 2020 (11.102 acres) have been granted.

In view of migration of land measuring 55.512 acres from residential plotted colony to affordable plotted colony, area of license no. 149 of 2014 dated 04.09.2014 has reduced to 8.894 acres.

- ii. License has been granted to 'Ansal Housing & Construction Pvt. Ltd. and others' whereas the name of the promoter in project registration application is "Ansal Housing Limited". No registered/irrevocable collaboration agreement and GPA have been submitted conferring powers to sell, advertise, market and execute conveyance deeds to the promoter. The promoter should explain the status of remaining area of the licenses, i.e., 59.36 acres?
- iii. In REP II, it is mentioned that project land is mortgaged with IFCI/Suraksha ARC Limited. The amount of loan obtained from the said company may be indicated. It should also be explained as to how the promoter will execute conveyance deeds of the allottees if the said land is mortgaged;
- iv. Approved layout plan, demarcation plan and zoning plan of the area to be registered have not been submitted;
- v. The promoter had applied for revision of layout plan on 07.12.2022, however approved revised layout plan has not been enclosed. The implications of the revised layout plan on the area already registered may also be informed;
- vi. Copy of license, its renewal, LC IV and bilateral agreement have not been submitted;
- viii. The promoter has booked/sold 65 plots (sold plots be shown on layout plan) and stated that more than 70% registries have been executed. The status of development works already executed in the area to be registered may also be indicated;
- ix. MCA website shows loans of Rs. 1,825.388 Crores which have not been satisfied;
- x. Balance sheets of last 3 years have not been submitted;
- xi. Certificate of the Chartered Accountant that details submitted in REP I Part CX are as per the Books/ Balance sheet of the promoter and No default certificate from a Chartered Accountant have not been submitted;
- xii. Allotment letter & table of expenditure to be incurred in each quarter have not been submitted.
- xii. The said license was migrated on 26.03.2021 but the application for registration has been received on 07.02.2024, therefore the promoter should pay late fees as per Regulation no. 65.9 dated 26.08.2019. Fee and late fee can only be calculated after the



promoter submits a copy of the last approved layout plan indicating the area to be registered.

3. The promoter vide reply dated 21.03.2024 has stated that Ansal Housing Limited had a registered project measuring 21.43 acres namely; Ansal Town Yamuna Nagar Ph-2 registered vide registration no. 311 of 2017 (License no 149 of 2014) which was later migrated to Affordable residential plotted colony. After migration, balance area of 8.894 acres remains which is a subset of 21.43 acres. Promoter requests to deregister the revised project application of project with temp ID 1416-2024, submitted on 07.02.2024 as the same area is getting registered twice. The promoter vide reply dated 03.04.2024 has also submitted a composite layout plan showing all DDJAY schemes migrated and balance 8.894 acres with a request to issue a corrigendum for 8.894 acres in RERA registration no. 311 of 2017.

4. The composite layout plan shows the following statement:

S.no.	Scheme Area	Area in acres
1.	Total area- license no. 75 of 2009 and 149 of 2014	123.768
2.	Part completion for license no. 75 of 2009 acres granted on 27.11.2015	59.362
3.	License no. 28 of 2019 (HRERA-PKL-YNR-108-2019)	12.766
4.	License no. 98 of 2019 (HRERA-PKL-YNR-174-2019)	11.945
5.	License no. 12 of 2020 (HRERA-PKL-YNR-257-2021)	11.102
6.	License no. 11 of 2020 (HRERA-PKL-YNR-211-2020)	9.197
7.	License no. 53 of 2019 (HRERA-PKL-YNR-205-2020) Transferred to Purander Buildcon PVT. LTD. and Ajitesh Buildcon PVT. LTD.	10.50
8.	Total land under migration for DDJAY (3+4+5+6+7)	55.512
9.	Balance area of License no. 149 of 2014	8.894

5. Authority directs the promoter to show the RERA registered area on the approved layout plan. The promoter has also informed that they have received part completion of 59.362 acres on 27.11.2015. The promoter should inform if he has received the final Completion of the said area measuring 59.362 acres and if final completion has not been granted then the promoter should apply for getting the same registered. Further, the promoter



should also give clarification regarding registration of 21.43 acres as there is a gap between the area registered and the current application.

6. Adjourned to 24.04.2024.



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.

22/4/24.
LA Monika