

**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

Complaint No. : 1113/2018

1114/2018

1115/2018

1117/2018

1111/2018

1112/2018

78/2019

Hearing : 2nd

Date of Hearing : 05.03.2019

HRERA, Panchkula

....Complainant

Versus

ANSAL PROPERTIES AND INFRASTRUCTURE

....Respondent

CORAM :

Sh. Rajan Gupta, Hon'ble Chairman
Sh. Anil Kumar Panwar, Member
Sh. Dilbag Singh Sihag, Member

APPEARANCE : Shri Jyoti Sidana, Representative of the
respondent/developer.

ORDER:

Shri Sidana filed an application for reviewing the orders dated 16.01.2019 passed by this Authority vide which a direction was given to the respondent to file online application for registration of the project within prescribed time frame. He stated that in respect of 311.019 acres of land out of total 336.000 acres, an application for grant of part completion certificate was filed in the years 2007 and 2014, however, due to outstanding dues of EDC etc. their licenses were not

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renewed and consequentially part completion certificate has not been issued by the Town and Country Planning Department, Haryana. He further stated that the entire colony has already been sold and allottees are residing therein. There is no unsold residential plot, therefore, they are not going to issue any advertisement for sale of plots, nor any plot is going to be sold in any other manner, therefore, they are not required to register the colony with the Real Estate Regulatory Authority, Panchkula. For this reason, he requested for review of the aforesaid order dated 16.01.2019.

2. The Authority has given careful consideration to the submissions made by Shri Sidana and it observes that since part completion certificate has not been received by the respondent/developer, therefore, he may not be in a position to conveyance the plots in favour of the allottees. There may be several other substituting obligations remaining to be discharged for the same reason. This Authority is duty bound to ensure that the rights of the allottees are protected. Registration of the projects is one of the means to ensure that in the absence of completion certificate, it cannot be ascertained that all infrastructure development works have been duly completed. For this reason also, registration of the project is necessary.

3. Now, Chairman of the respondent company is hereby directed to file an application online for registration of the project within a period of 15 days, failing which he shall appear personally before the Authority to explain his position.

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Further, violation of these orders may entail liability/penalty under Section 59 of the RERA Act, 2016.

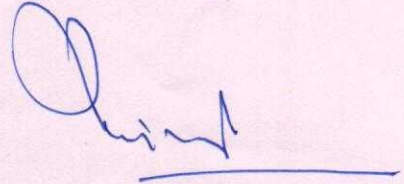
Adjourned to **03.04.2019**.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman