



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 24.06.2026.

Item No. 323.30

Continuation of registration U/s 7(3) of the Real Estate Regulation and Development Act, 2016.

Promoter: Antique India Pvt Ltd in Collaboration With Sultan Singh, Multan Singh, Kehar Singh.

Project: "Krishna Kunj" an affordable plotted colony under DDJAY on land measuring 15 Acres in Sector-46, Kurukshetra.

Reg. No.: HRERA-PKL-KUK-113-2019 dated: 11.07.2019 valid upto 30/09/2025.

Temp ID: RERA-PKL-93-2018.

1. Vide letter dated 22.12.2025, the promoter has applied for the continuation of registration under section 7(3) of the Real Estate Regulation and Development Act, 2016 for a period of one year. Following were submitted by the Promoter:

Percentage of development works executed as per Architect's Certificate	95%
Percentage of development works executed as per Engineer's Certificate	95%
Percentage of development works executed as per CA's Certificate	95%

- Form REP-V along with Extension fee (including late fee, Audit Fee etc) of ₹5,79,396/- paid via DD No003660 dated -6.12.2025.
- CA Certificate certifying the percentage of work completed.
- Architect Certificate certifying the percentage of work completed.
- Engineer's certificate certifying the percentage of work completed.
- License renewed up to 01.02.2026.
- Explanatory note stating reason for delay.
- NOC from Haryana State Pollution Control Board.
- Approval of Electrification Plan by Uttar Haryana Bijli Vitram Nigam Limited.



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- i) Approval of revised layout cum demarcation plan.
 - j) Photographs of the project.
 - k) Service Plans/ Estimates
2. QPR filed upto 30.09.2025.
3. Reasons for delay:
 - a. The Promoter/Developer, Antique India Private Limited (AIPL), by June 2004 had completed approximately 95% of the development works and was fully prepared to apply for the Occupation Certificate (OC). As part of the mandatory requirements for grant of the Occupation Certificate, the Promoter approached the Department of Town & Country Planning, Haryana (DTCP) for transfer of a community site measuring 1.5 acres. During scrutiny, the Department raised an observation that a mandatory 15-meter wide green belt along the Saraswati River is required to be left, and that the same ought to have been considered at the stage of approval the layout plan and sectoral plan. At the time of approval of the original layout plans and sectoral plan, no such condition or requirement regarding a 15-meter green belt was communicated to the Promoter. Despite repeated representations made by the Promoter at various levels of the Department clarifying that the omission was not attributable to the Promoter, the license of the Project was suspended, without any fault, lapse, or violation on part of Antique India Private Limited (AIPL). Thereafter, the Director, Town & Country Planning, Haryana, vide letter no. LC-3409/JE(SB)/2024/35638 dated 21.11.2004, directed Promoter to submit a revised layout plan. In compliance with the said directions and without prejudice, the Promoter submitted the revised layout plan. However, the approval process was further delayed due to the delay at the Government level in approving the revised sectoral plan of Sector-46, incorporating the green belt along the Saraswati River. Ultimately, the Provisional Layout Plan was approved vide DTCP letter no. LC-3409/JD(SP)/2025/26229 dated 10.07.2025, and the Final Layout Plan is presently under process of approval. Due to the chain of events, a period of approximately one and a half year was lost, during which the Promoter was legally restrained from proceeding further towards completion and obtaining Occupation Certificate.
 - b. At the time of registration of this project, the company had envisioned that the project will be completed within a period of 5 years from the date of registration. Considering the pace of the project, it was estimated that the project would be completed in all respects by December 2025.
4. The Extension fee is calculated as per resolution dated 07.08.2024 which is as mentioned below:

- i. Registration Fee = ₹357969.79
- ii. (A) Extension Fee = Half of registration fee
= ₹1,78,984.89



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iii.	(B) Late Fee	= One Registration Fee
		= ₹3,57,969.79
iv.	(C) Penalty	= 10% of extension fee x no of months delay
		= 10% ₹1,78,984.89 x 3 (Months)
		= ₹53,695.46
v.	(D) Auditor Fee	= ₹43,000
vi.	(E) Public Notice Fee	= ₹10,000
	Total fee calculated	= A + B + C + D + E
		= ₹1,78,984.89 + ₹3,57,969.79 +
		₹53,695.46 + ₹43,000 + ₹10,000
		= ₹643650.14
	Total Fee deposited	= ₹5,79,396
	Fee deficit	= ₹64254

5. Vide Letter No HRERA-PKL/ED/PROJ/2026/245 dated 29.01.2026 M/s A. Kumar Verma & Co was appointed as the Auditor to conduct Audit of project.

6. Vide letter dated 10.04.2026, the Auditor has submitted Audit report of Project "Krishna Kunj" in which the Auditor has made the following observation :

- a. **Project Status:** As per the promoter's report dated 30.09.2025, the total number of plots is 287. Based on the records submitted, it is observed that the promoter has infused sufficient funds into the project. Accordingly, compliance with Section 4(2)(I)(D) appears to be satisfactory.
- b. **Observation on possession:** During the site visit, it was observed that possession of certain plots had already been handed over to allottees. However, such possession details were not reflected in the documents and records produced for audit. This indicates a mismatch between the physical site status and the documentary records available for verification.
- i. The promoter is advised to reconcile the plot-wise possession register, allotment records, and handover documents to ensure accurate disclosure in RERA filings.
- c. **Compliance with Section 4(2)(I)(D):** Based on documents provided, the promoter appears to have complied with these provisions and infused adequate funds accordingly. However, the physical handover of plots not yet reflected in records requires reconciliation and updated disclosure in the promoter's returns.
- d. **Audit Conclusion:** Based on the records examined and verifications conducted, the project "Krishna Kunj" appears to be financially compliant with Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016. However, the possession status of certain plots requires reconciliation, and the promoter should ensure that physical handovers are duly reflected in the official records and filings to maintain alignment documentation and actual site status.

7. Today, the Authority after consideration directed the promoter to submit the following before the next date of hearing



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- i. CA Certificate, Architect Certificate and Engineer's Certificate specifying the total percentage of work completed.
 - ii. Extension Fee deficit by ₹64254.147 (including Auditor fee and public notice fee).
 - iii. Copy of renewal of licence (as licence was valid till 01.02.2026).
 - iv. The promoter has not submitted copy of the brochure and advertisements as mentioned in condition (v) of the registration certificate
8. Adjourned to **05.08.2026**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA-Shalini
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