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 05.08.2026.

<u>Item No. 328.10</u>

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 had applied for continuation of registration under section 7(3) of the Real Estate Regulation and Development Act, 2016 for a period of one year .

2. 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%

a) 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.
b) CA Certificate certifying the percentage of work completed.
c) Architect Certificate certifying the percentage of work completed.
d) Engineer's certificate certifying the percentage of work completed.
e) License renewed up to 01.02.2026.
f) Explanatory note stating reason for delay.

g) NOC from Haryana State Pollution Control Board.

h) Approval of Electrification Plan by Uttar Haryana Bijli Vitram Nigam Limited.

i) Approval of revised layout cum demarcation plan.

j) Photographs of the project.

k) Service Plans/ Estimates

3. QPR filed upto 30.09.2025.

4. 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 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 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 years 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.

5. 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
= ₹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

6. 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.

7. Vide letter dated10.04.2026 , the Auditor has submitted Audit report of Project "Krishna Kunj" in which the Auditor has made the following observation :

i. 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)(l)D) appears to be satisfactory.

ii. 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.
The promoter is advised to reconcile the plot-wise possession register, allotment records, and handover documents to ensure accurate disclosure in RERA filings.

iii. Compliance with Section 4(2)(l)(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.

iv. Audit Conclusion: Based on the records examined and verifications conducted, the project " Krishna Kunj" appears to be financially complaint with Section 4(2)(l)(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.

8. On 24.06.2026, the Authority after consideration directed the promoter to submit the following before the next date of hearing-

i. CA Certificate, Architect Certificate and Engineer's Certificate does not specify the total percentage of work completed.
ii. Extension Fee deficit by ₹64254/- (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

9. Vide reply dated 21.07.2026, the promoter has submitted following:

i. CA Certificate certifying that 96.61 % of work is completed.
ii. Engineer's Certificate certifying that 95.83% of work is completed.
iii. Architect Certificate certifying that 96.61 % of work is completed.
iv. Deficit extension Fee of ₹64,254 and Auditor Fee of ₹41,300
v. Promoter has submitted copy of renewal of license which is renewed up to 01.02.2027.
vi. Promoter has submitted an affidavit stating that the promoter has not yet published any advertisement through any medium of publication, including but not limited to newspapers, magazines or nay electronic media.
vii. Copy of brochure submitted however the registration no mentioned on the brochure is incorrect.

10. Comments on the Audit Rreport:

Audit Para / Point	Audit Observation	Reply / Clarification
1. Introduction	Audit initiated pursuant to HRERA appointment letter for project **"Krishna Kunj"** under DDJAY.	We acknowledge the audit appointment and confirm full cooperation. All records and submissions have been furnished to the Auditor as per directions.
2. Scope of Audit	Verification of RERA account, receipts, withdrawals, compliance with Section 4(2)(l)(D), site visit, and plot status.	We have maintained a separate RERA-designated account. Withdrawals are strictly proportionate to completion percentage, supported by requisite CA certifications. Compliance with Section 4(2)(l)(D) is ensured.
3. Records Examined	Appointment letter, promoter's report, RERA licence/extension, CA certification, site visit records.	All records were duly submitted. The promoter reiterates that disclosures are made in line with HRERA requirements. Joint Undertaking and Collaboration Agreement have also been furnished to HRERA.
4. Project Status	287 plots; promoter infused sufficient funds; compliance appears satisfactory.	The promoter confirms infusion of adequate funds and compliance with Section 4(2)(l)(D). Project receipts are utilized exclusively for the project.
5. Observation on Possession	Certain plots handed over physically, but possession not reflected in records.	We hereby clarify that possession has been handed over only for plots duly allocated under RERA terms

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		and consideration as per Collaboration Agreement. Third-party rights have been created strictly in line with RERA provisions and as per Joint Undertaking submitted during the RERA Registration.
6. Compliance with Section 4(2)(l)(D)	Separate account maintained; withdrawals proportionate; adequate funds infused.	We confirm strict compliance. Withdrawals are supported by prescribed certifications. No deviation has occurred.
7. Audit Conclusion	Financial compliance satisfactory; possession records require reconciliation.	We reiterate compliance with financial provisions. Possession records will be reconciled and updated in RERA filings. Joint Undertaking already submitted ensures that third-party rights are limited to plots allocated to the Land Owners under RERA terms and Collaboration Agreement.

11. Promoter has also submitted REP-V along with extension fee of ₹ 2,12,942/- seeking extension of the said project for one year period i.e. up to 30.09.2026.

12. Today, Sh. Jyoti Sidana appeared on behalf of the promoter and submitted a copy of the brochure containing the correct registration number of the above-mentioned project. The Authority, after consideration, decided to grant continuation of registration under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, up to 30.09.2026 and directed the office to issue the certificate to this effect.

13. **Disposed of.**

Haryana Real Estate Regulatory Authority
Despatche No 2331
Date 3/9/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA Shalley

Shalley
07/09/26

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