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 14.10.2026.

Item No. 335.13

Continuation of registration under Section -7(3) of the RERA Act, 2016.

Promoter: **Ansal Landmark (Karnal) Township Pvt. Ltd.**

Project: **"Sushant Royale" (Phase 2 and Phase 3)– being developed over an area of 11.239 acres situated in Sector-36, Karnal.**

Reg. No.: **338 OF 2017 dated 17-10-2017 valid upto 31.08.2019 (Phase-2) and 31.08.2023 (Phase-3).**

Temp ID: **RERA-PKI-541-2019.**

Present:- **Sh. Jyoti Sidana on behalf of the promoter.**

1. Vide letter dated 16.04.2026, the promoter has applied for continuation of registration under Section-7(3) of the RERA Act,2016 upto 31.05.2026 (on prescribed proforma REP-V). The Promoter has submitted online extension application. The Promoter has submitted the following:

   i. Extension fee – ₹ 15,64,000/- vide Demand Draft dated 09.04.2026 bearing number 296707.
   ii. Percentage of Development works as per Architect, C.A. and Engineer Certificate is 13%.
   iii. The Project is an integrated part of Group Housing Colony of area measuring 11.24 acres. FAR of the project is 43,206.30 Sqm. Phase 2 consists of 7 Towers (B3, B2, A3 (C Block), A5, B5, A6 & B6 (B Extension Block) having 78 dwelling units and Phase 3 consists of 19 Towers(A7, B8(A Block), A2, A1(D Block), B15, A15 (E Block), A13, A14, B14 (F Block), A10, B11, A11 (H Block), A17 (K Block), A18, B18, B19 (M Block), B22, A20, B21 (N Block) having 190 dwelling units.
   iv. Explanatory Note for delay in completing the project - Nationwide Lockdown from Mid-March till May June 2020 and due to second wave of Covid-19 in the year 2021. Construction Ban by Court/NGT which delayed the construction at site. Delay in issuance of final permission of transfer of license/ change of

developer and delay in renewal of license as Ansal's have huge pending outstanding dues in the office of DTCP, Haryana.

v. Affidavit stating no unit sold after expiry of RERA Registration.
vi. License No. 458-461 dated 15.02.2006 renewed upto 14.02.2027.
vii. Photographs of the project.
viii. Approved Service Estimates of the Project.
ix. Environment Clearance of the project from Ministry of Environment, Forest and Climate Change dated 18.01.2023.
x. Zoning Plan of the Project.
xi. QPRs uploaded upto 30.03.2026.

2. The Promoter has also informed that name of Promoter has changed from M/s Ansal Landmark (Karnal) Township Pvt. Ltd. to M/s Eterna Living Pvt. Ltd. with effect from 27.10.2025, pursuant to the Certificate of Incorporation issued by the Registrar of Companies, New Delhi. The change pertains only to the name of the Company. There has been no change in the Directors or the shareholding pattern of the Company. The Department of Town & Country Planning on 23.02.2026 has also taken the same on record. (Request for name of change of promoter will also be considered while deciding extension application).

3. After examination of the application, following have been noticed:

i. Board Resolution in favour of person who has filed this application be submitted.
ii. Resolution Plan to complete the project be submitted.
iii. Architect Certificate be submitted in original.
iv. Promoter should submit approved Service Plans of the Project along with approval letter.
v. Soft Copy of Approved Service Plans & Estimates (upto 5 Mb) be submitted.
vi. Specific request for change of name of promoter be submitted.
vii. Total FAR of the licensed land is 72,502.42 Sqm. Registered FAR is 43,206.30 Sqm. Status of remaining FAR be informed.
viii. Auditor fee - ₹41,300 and Public notice fee – ₹10,000/- not deposited.
ix. Deficit fee of ₹4,33,956/-.

4. The Authority after consideration directed the promoter to remove the above-said deficiencies. The Authority also directed the office to appoint an Auditor and issue a public notice and also recalculate extension fee, late fee and penalty and convey the same to the promoter via email.

5. The orders of the Authority were conveyed to the promoter vide e-mail dated 06.08.2026.

6. Vide letters dated 01.07.2026 and 17.08.2026, the promoter has submitted the following:-

Sr. No.	Observation	Reply to observation
i.	Board Resolution in favour of	Enclosed in favour of Sh. Amit Malhotra.

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	person who has filed this application be submitted.	
ii.	Resolution Plan to complete the project be submitted.	Enclosed.
iii.	Architect Certificate be submitted in original.	Enclosed.
iv.	Promoter should submit approved Service Plans of the Project along with approval letter.	Enclosed.
v.	Soft Copy of Approved Service Plans & Estimates (upto 5 Mb) be submitted.	E-mail sent to Hon'ble Authority on 13.08.2026.
vi.	Specific request for change of name of promoter be submitted.	Separate request submitted on 17.08.2026
vii.	Total FAR of the licensed land is 72,502.42 Sqm. Registered FAR is 43,206.30 Sqm. Status of remaining FAR be informed.	That the said Proiect is having Total FAR = 72502.42 Sam. Total No. of Towers in this Project are: A1 to A20= 20 Blocks=33235.60 Sam FAR B1 to B22= 22 Blocks= 36559.16 Sam FAR Convenient Shopping = 186.89 Sqm FAR EWS and Others = 2520.77 Sam FAR Occupation Certificate issued for Block-A9, B9, B-10 (on dt. 07.10.2010 -FAR=4985.34 Sqm. Occupation Certificate issued for Block- (on dt. 25.02.2019) -FAR= 10548.18 Sam and -Commercial= FAR 84.858 Sam Total OC Received= 15618.378 Sam FAR Registered in RERA is 43206.30 Sam and Balance FAR to be Registered (After deducting OC FAR) is: 13677.74 Sam. In this respect, it is to submit that we have not market, book, sell and No third Party rights have been created on the Blocks which have not registered with the RERA Authority. We hereby acknowledge and submit that the same shall be registered before its launch in the market.
viii.	Auditor fee - ₹41,300 and Public notice fee – ₹10,000/- not deposited.	The said fee stands deposited vide RERA Diary no. 54058 dated 01.07.2026.
ix.	Deficit fee of ₹4,33,956/-.	Paid vide DD no. 183615 dated 31.07.2026.

7. On 21.08.2026, M/s A. Kumar & Associates were appointed as Auditor of the project.

8. On the last date of hearing, i.e., 26.08.2026, the Authority after consideration directed the promoter to submit the deficit public notice fee of ₹ 20,000/- before the next date of hearing. The promoter was also directed to get the remaining area registered with the Authority before the next date of hearing.

9. Today Sh. Jyoti Sidana appeared on behalf of the promoter and submitted that the deficit public notice fee of ₹ 20,000/- was submitted yesterday and also they are in the

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process of getting the phasing done for the whole licenced area so that the remaining area could be registered with the Authority. The Authority after consideration directed the promoter to submit the proof of payment of the deficit public notice fee of ₹ 20,000/- along with getting the remaining area registered with the Authority before the next date of hearing. It was observed that M/s A. Kumar & Associates were appointed as Auditor of the project on 21.08.2026, and no Audit report has been received from them yet, therefore Authority directed the office to pursue the matter with the Auditor and submit the status of the same with the Authority on the next date of hearing. Adjourned to **09.12.2026**.

True copy

Haryana Real Estate Regulatory Authority
Despatch No. 3013
Date 4/12/26
PANCHKULA

Secretary (Acting),
HRERA, Panchkula

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