



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.11.2025.

Item No. 304.17

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

Promoter: Herman Properties Pvt. Ltd.

Project: "Herman City Ambala - an Affordable Residential Plotted Colony under DDJAY on land measuring 6.24 acres in Sector 42, Ambala.

Reg. No.: HRERA-PKL-AMB-34-2018 dated 08.08.2018 valid upto 30.06.2020. First Extension in addition to six month extension due to covid-19 upto 31.12.2021.

Temp ID: 536-2019.

1. Vide letter dated 28.10.2024, the promoter has applied for further continuation of registration of project for four years from 01.01.2022 to 31.12.2025 on prescribed proforma Rep-V Form.
2. License No. 30 of 2018 dated 04.05.2018 has been valid upto 03.05.2023. As per Explanatory note, the promoter has already applied for renewal of licence for 3 years upto 03.05.2026 vide letter 04.09.2024, which is under process.
3. The promoter has paid ₹1,84,960/- as fee for extension of registration which is deficit by ₹1,01,568/-.
4. As per CA certificate dated 10.10.2024, 99.87% work has been completed. As per Engineer's certificate dated 30.09.2024, physical progress of infrastructure and services is 99.87% complete.
5. As per Architect's certificate dated 30.09.2024, all services at site are 100 % complete except Electrification which is 98% complete. Promoter has not annexed the photographs of the project. Online QPRs have been filed upto 30.09.2024. Late fees (₹1,43,264/-) and penalty (₹2,43,542/-) as per resolution dated 07.08.2024 is ₹3,86,806/-



6. The matter was heard by the Authority on 18.12.2024, in Item No. 273.26, in which Authority observed that:

"6. After consideration, Authority decided that the promoter should deposit deficit fee of ₹1,01,568/-, ₹1,43,264/- late fees and ₹2,43,542/- on account of penalty as per resolution of Authority dated 07.08.2024. After that request of promoter will be considered.
7. Adjourned to 19.02.2025."

7. The promoter has filed QPRs upto 31.12.2024.

8. No reply has been submitted by the promoter.

9. The matter was heard by the Authority on 19.02.2025, in Item No. 279.39, in which Authority observed that:

"8. As no reply has been submitted, Authority decides to grant last opportunity to file reply and deposit deficit fee, late fee and penalty before the next date of hearing."

10. The promoter, vide letter dated 28.02.2025, has requested to explain the exact calculation of extension fees, late fees and penalty.

11. The matter was heard by the Authority on 07.05.2025, in Item No. 286.33, in which Authority observed that:

"11. After consideration, Authority decides to provide the exact calculation of extension fee, late fee and penalty to the promoter and the promoter should deposit the same before the next date of hearing.
12. Adjourned to 13.08.2025."

12. Promoter has been informed of the exact calculation of the extension fee, late fee and penalty via telephone and email, as per the directions of the Authority. However, no reply has been received from the promoter.

13. On the last hearing dated 13.08.2025, no one appeared on behalf of respondent. After consideration, the Authority grants an opportunity to file reply and deposit deficit fee, late fee and penalty before the next date of hearing.

14. On the perusal of the office record it is found that no reply has been filed by the promoter and the deficit fee, late fee and penalty imposed by the Authority is still unpaid.

15. After consideration, Authority decides to return the application received u/s 7(3), with direction to the branch head/ED to issue a show cause notice u/s 7 as to why the registration granted should not be revoked.

16. Adjourned to 04.02.2026.



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.

STP (away)

LA Shelly
Shelly
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