



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 13.03.2024.

Item No. 245.08

Continuation of registration of project for third year under Section-7(3) of RERD Act 2016.

Promoter: Urban Land Management Pvt. Ltd.

Project: 'Amangani' - Group housing colony on land measuring 15.265 acres.

Reg. No.: HRERA-PKL-RWR-73-2018 dated 28.02.2018 valid upto December 2019, first extension granted upto 31.12.2020 and second extension granted upto 30.09.2022.

1. A letter dated 21.12.2023 has been received informing that only Tower No. 1 of project "Amangani" is pending for construction and earlier they requested the Authority to order phasing of the project as they were to start construction after two years. Now, the promoter has planned to start construction immediately in February 2024 and requests the Authority to provide extension so that construction can be completed.

2. On 04.09.2023 Authority had passed the following orders:

"1. The promoter had applied for extension of RERA registration vide letter dated 29.09.2022 which was considered by the Authority in its meeting held on 15.05.2023. Authority order dated 15.05.2023 is as follows:

1. This matter was placed before the Authority in its meeting held on 21.11.2022 wherein the Authority was of the view that Part Occupation Certificate for Tower 2 to Tower 12, EWS and community centre has been received, extension for Tower no.1 be applied.

2. Promoter had applied for Extension of Tower-1 vide letter dated 15.12.2022 which was placed before the Authority in its meeting held on 23.01.2023 wherein following deficiencies were observed:

i. Extension fee is deficit by Rs. 41,672/-



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- ii. Extension has not been applied on REP-V.
 - iii. Action plan of the project showing stage of development/ construction works undertaken till date with explanatory note regarding the state of development/construction works in the project has not been submitted by the promoter.
 - iv. Certificate from Chartered Accountant stating status of expenditure incurred on the development/construction has not been submitted by the promoter.
 - v. Stage of development/ construction works undertaken till date has been submitted in the quarterly progress report of 1st quarter i.e., Jan-March 2022 stating that 100% work has not been completed.
 - vi. Photographs showing the latest status of the development works have not been submitted.
3. The promoter has complied with deficiency (i) vide reply dated 15.12.2023 and (ii) and (vi) vide reply dated 06.03.2023.
 4. The promoter has still not complied with deficiencies (iii), (iv) and (v).
 5. After consideration, Authority decided that promoter be directed to comply with the deficiencies. After that case of extension will be considered.
 - 2) This matter was heard by Authority in its 224th meeting held on 28.08.2023, vide item no. 224.12 and was adjourned to 30.10.2023
 - 3) The promoter vide reply dated 28.08.2023 has requested the Authority to allow phasing for Tower-1 in their Group Housing Society on land measuring 12.94 Acres and additional land measuring 2.235 Acres, total land measuring 15.265 Acres "Amangani" sector 25, Rewari. The promoter has received part occupation certificate dated 13.10.2022 vide memo no. ZP-467-II/PA(DK)/2022/31168 for 11 Towers, EWS and Community Sites. The promoter has enclosed copy of application addressed to DTCP requesting for phasing for Tower-1."
 - 4) After consideration, Authority decided that audit of project be got conducted from a CA firm empanelled by Authority. Advertisement /notice in newspapers may also be got published inviting objections from general public. Promoter should also inform Authority about status of phasing out of Tower-I for which he has applied to DTCP Haryana.
 - 5) adjourned to 06.11.2023.

3. The promoter filed review of above-mentioned orders. On 30.10.2023, the Authority decided that phasing of project is to be allowed by DTCP Haryana as per policy of Government. Hence, orders dated 04.09.2023 need not to be rectified. Adjourned to 08.01.2024.

4. On 24.01.2024, request of the promoter to cancel the deregistration/phasing of Tower 1 and grant continuation of registration was placed before the Authority. Authority decided that promoter should comply with the direction dated 04.09.2023. Authority further decided



that promoter should apply for extension and pay extension fee. Cogent reason for extension under section 7(3) of RERD Act, 2016 be given. Adjourned to 13.03.2024.

5. Public notice was issued on 06.01.2024 and no objections were received. Vide letter dated 15.02.2024 M/s Trynavh & Co were appointed to audit the project. Audit report is awaited.
6. Promoter vide reply dated 02.02.2024 has stated as under:
 - i. The promoter has applied for continuation of registration of project for third year under Section 7(3) of Real Estate (Regulation and Development) Act, 2016;
 - ii. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter submitted Rs. 41,674/- as deficit fees which was conveyed by the Authority on 04.09.2023;
 - iii. License No. 116 of 2008 dated 31.05.2008 measuring 12.94 acres valid upto 30.05.2020, renewed upto 30.05.2025. License No. 22 of 2014 dated 11.06.2014 measuring 2.325 acres valid upto 10.06.2019, renewed upto 10.06.2024.
 - iv. Explanatory note has not been submitted however revised building plan showing service laid down has been submitted.
 - v. The promoter has submitted quarterly progress reports till 30.09.2021.
 - vi. The promoter has submitted CA Certificate dated 31.01.2024 which has following deficiencies:
 - a. CA Certificate is not in prescribed format.
 - b. Building/construction cost incurred till date is Rs. 265.34 cr. and to be incurred is nil.
 - c. Land cost incurred till date is Rs. 6.7 cr. and to be incurred is nil.
 - d. Admin and Misc. cost incurred till date is Rs. 108.63 cr. and to be incurred is Rs. 4.98 cr.
 - vii. Architect certificate dated 25.01.2024 states that project has been completed as 86.90% (approx.) and balance work remaining approx. 13% as on 31.12.2023 (Only Tower-1 construction). Engineer Certificate is not submitted.
 - viii. Part Occupation Certificate for Tower 2 to Tower 12, EWS and community centre dated 13.10.2022 submitted on 28.08.2023.
 - ix. Revised Building plan of Group Housing Colony measuring 2.325 acres dated 18.09.2018 and Zoning plan dated 11.06.2014 of additional licensed area for Group Housing Scheme measuring 2.325 acres (license no. 22 of 2014) in already licensed area measuring 12.94 acres (License no. 116 of 2008).



- x. Photographs showing the present position at site had been submitted on 06.03.2022.
7. Nobody was present today. Authority observes that registration of project was valid up to 30.09.2022 after grant of two extensions. Hence, Authority decided that Managing Director/ one of the Directors should be personally present on next date of hearing with resolution plan for completion of project.
8. Adjourned to 24.04.2024.



True copy

Deen

Executive Director,
HRERA, Panchkula

Deen
21/3/24.

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

LA (Manika)