



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 11.09.2024.

Item No. 265.31

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

Promoter: Urban Land Management Pvt Ltd (115 of 2018).

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.

License No.: 116 of 2008 dated 11.06.2008, renewed upto 30.05.2025 & 22 of 2014 dated 11.06.2014, renewed upto 10.06.2024.

Present: Mr. Tarun Ranga, Ld. Advocate and Mr. Sanjay Dudeja, Authorized Representatives

1. A letter dated 21.12.2023 has been received informing that only Tower No. 1 of our Project "Amangani" is pending for construction and earlier they requested to Authority to order phasing of the project as they were to start construction after 2 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/-*
 - 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) *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."*
- 3) *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. Adjourned to 06.11.2023.*
3. 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.
4. Public notices were 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. Promoter vide letter dated 02.02.2024 applied for continuation of registration of project for third year under



Section 7(3) which was placed before the Authority on 13.03.2024 and it was observed 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. The promoter had to comply with point no. 6(v), 6(vi) & 6(vii) of the proceedings dated 13.03.2024.

5. On 24.04.2024, Authority observed that direction was issued on 13.03.2024 to Managing Director/ one of the Directors to be personally present today, i.e., 24.04.2024 but nobody was present. Hence, Authority decided to impose a cost of Rs.5,00,000/- (Rs. five lakhs only) on the promoter. Further extension from 30.09.2024 has also become due. Authority again directs Managing Director/one of the Directors to be personally present on next date of hearing along with resolution plan for completion of project failing which penal proceeding against the promoter will be initiated. Adjourned to 03.07.2024.

6. Audit report received on 26.04.2024 is summarized below:

- i. List of approvals taken from different department has been enclosed;
- ii. Details of separate RERA account of the project in which 70% of the amount realized from the allottees are being deposited: that maximum of the collections from the allottees have been deposited in the separate RERA escrow account (SBI). Some collections are deposited in Bank of Baroda post registration of project with HRERA as Ongoing project till the new escrow account was opened by SBI. No misappropriation of funds collected from allottees is evident.
- iii. Amount received from the allottees: that all the receipts from the buyers are found accounted for in the books of account.
- iv. Auditor shall certify that provisions of section 4(2)(1)(D) of the RERA Act, 2016 are being followed and withdrawals are in proportion of the development works carried undertaken at site: The withdrawals made from IDW account (70%) are commensurate to the development works carried out at site and no major deviation has been observed.
- v. Enclosed copy of photographs of Tower 2-11, commercial shops, community building and EWS.
- vi. Details of surrendered/resumed/cancelled/restored Flats:

| | |
|-----------------------------|-----|
| Total Flats | 600 |
| Total Shops | 14 |
| Surrendered/cancelled Flats | 118 |



| | |
|-----------------------------------|-----|
| Restored/resumed Flats | - |
| Flats allotted (adding all above) | 496 |
| Balance unsold flats | 118 |

7. The promoter vide reply dated 18.06.2024 has requested to waive of the cost of Rs. 5 lacs. That the director of the company had appeared online before the Authority and interacted with the members as he was unable to travel to Panchkula due to personal difficulty and he also requested to mark his presence but the same has not been reflected in the orders dated 24.04.2024. Further, advocate Tarun Ranga along with Authorized representative appeared physically to explain the case. It is also stated that more than 300 families are residing in the project and there is no complaint with this Authority.
8. The promoter has submitted service wise resolution plan for completion of Tower 1 which is the only tower left for construction (OC of all towers except Tower 1 has been received on 13.10.2022).
9. On 03.07.2024, Authority decided to grant 3rd extension of one year. Promoter shall deposit cost of Rs. 5 lacs imposed on 24.04.2024. Copy of audit report be sent to promoter for comments. Reply by promoters be submitted before next date of hearing so that further extension could be considered. Adjourned to 11.09.2024.
10. Certificate of 3rd extension was not issued because license no. 22 of 2014 is not revalidated. Copy of audit report was taken by the advocate before the last date of hearing.
11. The promoter vide reply dated 02.02.2024 applied for continuation of registration upto 30.09.2024 and now vide letter dated 30.08.2024 applied for continuation of registration upto 30.09.2025. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted extension fee of Rs. 41,674/-.
12. The promoter has submitted the following:
- Occupation Certificate for Tower no. 2,3,4,5,6,7,8,9,10,11,12, EWS Block & community building, vide memo no. 31168 dated 13.10.2022.
 - Copy of building plan and zoning plan of Group housing colony measuring 2.325 acres.
 - Approval letter of service plan/estimates dated 13.10.2021 for 15.265 acres;
 - Architect certificate dated 30.09.2022 states % of work completed – 86.90%%.
13. Ld. Counsel submitted that renewal of license No. 22 of 2014 valid up to 10.06.2024 has been applied. After consideration, Authority decided that promoter should submit reply to



audit report. Promoter should also submit resolution plan, CA and Engineer Certificates, photographs of tower-I and upload up to date QPRs. Promoter should deposit penalty of Rs.5 lac before next date of hearing.

14. Adjourned to 27.11.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
11/11/24

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

CA (Monika)