



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.06.2025.

Item No. 289.07

Continuation of registration of project (of one tower) for fourth- and fifth-year u/s 7(3).

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

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

Reg. No.: 73 of 2018 dated 28.02.2018 valid upto Dec' 2019, first extension granted upto 31.12.20, second extension granted upto 30.09.22 and third extension granted upto 30.09.2023.

Present: Adv. Tarun Ranga on behalf of the promoter

1 The promoter vide letter dated 28.03.2025 (and via online) has applied on prescribed proforma Rep-V Form for continuation of registration of the said project, i.e., upto September 2025. The promoter has submitted ₹ 86,300/- as extension fee which is deficit by ₹ 1,65,466/- (plus 5% of extension fee i.e. ₹ 6,295/-)

2. Percentage of works completed at the time of last extension -90%

Percentage of development works executed as per engineers/architect/CAs certificate till date is 94.95%.

3. OC for 11 towers (Tower 2 to 12) received on 13.10.2022 and OC for commercial area obtained on 28.11.2024.

4. While considering 4th extension audit was conducted and audit report was placed before the Authority on 03.07.2024, therefore auditor is not appointed again.



5. Orders of the Authority dated 26.03.2025: *Vide letter dated 06.03.2025, renewal of license has been submitted, the same is now valid upto 10.06.2029. QPRs has been uploaded upto Dec, 24, however, late fee and penalty has not been deposited. Since the Authority vide its orders dated 05.02.2025 has already taken its decision to return the application, the Authority directs the promoter to file fresh REP-V with 5% processing charges.*

6. Vide letter dated 02.05.2025, the promoter requests for modification of orders dated 26.03.2025. The promoter states that their registration was valid upto 30.09.2022 and they applied for extension on 29.09.2022, audit was conducted and public notice was issued. The promoter applied for further extension on 02.02.2024. The Authority on 03.07.2024 wrongly granted extension for only one year. During the consideration of application, license got expired. That the promoter continuously followed up with the DTCP. On 05.02.2025, Authority decided to return extension applicable due to non-renewal of license, despite making hand folding request to grant 30 days to submit renewal of license. Copy of renewal of license was submitted on 06.03.2025. They applied on REP V and online Performa on 28.03.2025 which was listed for hearing on 23.04.2025 and promoter was directed to deposit late fee and penalty. That they have been continuously following up and obeying the directions of the Authority. That imposition of such amounts would lead to delay in works as they are already in financial losses due to non-extension of registration. The promoter requests to not treat each and every promoter on the same plate as there are developers who wants to develop and deliver the project in framed timelines. Therefore, promoter requests:

- i. To amend orders dated 05.02.2025, 26.03.2025 and 23.04.2025 to the extent as prayed;
- ii. To amend orders dated 03.07.2024 to the extent that the extension was granted till 30.09.2024 on the said date;
- iii. To not impose any late fee/penalty for always being compliant.

7. On 14.05.2025, after hearing the authorized representative and counsel, the Authority observed that it does not have the power to review its own orders, therefore, the request of the promoter to amend the orders is hereby rejected. After consideration, the Authority also observes that resolution dated 29.01.2025 will be applicable in this matter as OC was received within validity of the registration. Therefore, late fee & penalty works out to ₹. 2,51,767/- & ₹. 2,39,178/- and the promoter is directed to submit the same and deficit extension fee before the next date of hearing.

8. Vide letter dated 23.05.2025, the promoter has deposited total of ₹. 6,17,000/- which is deficit by ₹. 45,706/-.



9. The matter was scheduled for hearing on 16.08.2025, however vide letter dated 23.05.2025, the promoter have requested for early hearing.

10. Vide reply dated 04.06.2025, the promoter has deposited deficit fee of ₹. 46,000/-. The Authority decides that registration of the project shall remain in force upto 30.09.2025. Certificate be issued accordingly.

11. **Disposed of.**



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.

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