



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 10.12.2025.

Item No. 307.06

Continuation of registration under Section-6 of RERA Act, 2016.

Promoter: M/s ONE STOP REALTY SOLUTIONS PVT. LTD.

Project: "AMOGH" a commercial plotted colony on land measuring 2.5375 acres situated in the revenue estate of village Padiyawas, Sector-25, Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-505-2023 dated 04.10.2023 valid upto 31.12.2025.

Temp ID: 1209-2023.

Present : Adv Om Singh, Adv Ganesh and Anil Kumar (AR) appeared on behalf of the promoter.

1. Vide letters dated 3.10.2025, the promoter had applied for continuation of registration of RERA registration U/S 6 of the Commercial Plotted Colony Project "AMOGH" at village Pandiyawas, sector -25, Rewari,

Following were submitted by the Promoter:

2. Form REP-V along with Extension fee of ₹1,00,000/- via Demand Draft NO. 062731 dated 29.09.2025.

3. Extension fee calculation

Total area = 2.5381 Acres (102658.5307 sq mts) FAR-1.5

RATE = ₹ 15 per sq mts (Rewari falls in medium potential zone)

Total registration fee = area x FAR x price

= 102658.5307 x 1.5 x 15

= ₹ 2,31,113.04075

Extension fee = half of registration fee

= ₹ 1,15,556.52



Deficit fee = ₹ 15,556,52

The promoter has submitted the following details in REP- V

Particulars	Percentage
Percentage of works completed at the time of last extension	67.62%
Percentage of Development Works executed as per Architect's Certificate till date i.e 03 July 2025	67.62%
Percentage of Development Works executed as per Engineer's Certificate till date (date of certifying of percentage of construction work not mentioned)	67.62%
Percentage of Development Works executed as per CA's Certificate till date, 31.07.2025	67.62%
Auditor Fee (₹41,300 -) Payment Details	Seeking Exemption
Public Notice Fee (₹10,000/-) Payment Details	Seeking Exemption

4. Promoter had applied 88 days before the expiry of registration granted vide registration No. HRERA-PKL-RWR -505-2023. Licence issued on 10.08.2022 is valid upto 09.08.2027, bearing License No. 115 of 2022

5. QPRs have been uploaded upto 30.09.2025.

6. Special conditions imposed on the promoter, while granting registration of the project, are reproduced as under:

- That the licensee and the promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost.*
- Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.*
- That the promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of issuance of completion certificate.*
- Following plots coming to the share of landowners cannot be put to sale by the promoter:*

Sr. No.	TYPE	Plot No.	Area (Sq. Mtr.)	Landowner
1	Type 1	1	305.48	Hemant - 80% & Hitesh Kumar - 20%
2	Type 5	8	81.78	Hemant
3	Type 5	9	81.78	Hemant
4	Type 5	10	81.78	Hemant
5	Type 5	11	81.78	Hemant - 57% & Ashok Kumar - 43%



<i>Sr. No.</i>	<i>TYPE</i>	<i>Plot No.</i>	<i>Area (Sq. Mtr.)</i>	<i>Landowner</i>
6	Type 5	12	81.78	Hitesh Kumar - 21% & Dinesh - 79%
7	Type 3	2	293.53	Ashok Kumar
8	Type 4	3	93.00	Ratna Goyal
9	Type 4	4	93.00	Ratna Goyal
10	Type 5	29	81.78	Ratna Goyal
11	Type 4	5	93.00	Savita
12	Type 4	32	93.00	Dinesh Kumar
13	Type 2	33	347.95	Dinesh Kumar - 55% & Savita - 45%
Total			1809.64	

7. Explanatory note submitted by the promoter states that the Force Majeure events and other reasonable circumstances appeared due to construction ban caused due to Pollution /NGT Orders dated 02.11.2023, 05.11.2023, 22.12.2023, 22.12.2023, 14.01.2024, 14.11.2024, 17.11.2024, 16.12.2024, 15.01.2025, 29.01.2025.

The promoter has provided an additional explanatory note stating other reasons causing delay in Completion of the project which is reproduced as under:

"The project was registered on 04.10.2023 for a duration of 2 years 3 months, expiring on 31.12.2025 (2 years 9 months shorter than the 5-year registration period generally granted to similar projects at the time). This registration period was based on our initial expectation of a fast-paced construction timeline.

Despite these setbacks, we have made substantial progress on the site and are in the final stages of development. We are fully committed to completing the project at the earliest possible time."

8. Documents submitted by the promoter:
- a. Form REP-V
 - b. Board Resolution and Authorization Letter.
 - c. Copy of CA Certificate.
 - d. Copy of engineer certificate
 - e. Copy of Architect certificate
 - f. License
 - g. Service Plan Estimate approval letter and report
 - h. Service Estimate, Design Report and Calculation of internal development works.
 - i. Affidavit From Promoter stating that they have not sold any plot/unit in the project while the sale was banned.
 - j. Letter of other reasons causing delay in completion.
 - k. Letter of Force Majeure/ Reasonable Circumstances without default on part of the promoter.
 - l. Photographs of the project.
 - m. Layout plan
 - n. Demarcation plan



o. Standard design approval
9. The present application has been examined, and the following shortcomings have been noticed: -

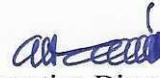
- a. CA certificate certifying the percentage of work completed is not submitted in original.
- b. Engineer's Certificate certifying the percentage of work completed not in original.
- c. Architect's Certificate certifying the percentage of work completed not on original.
- d. Extension fee deficit by ₹ 15,556
- e. Late fee @ 25% of the extension fee not submitted.
- f. The promoter has not specified the time period for which he is seeking extension.

10. Today, Adv Om Singh, Adv Ganesh and Anil Kumar (AR) appeared on behalf of the promoter and requested to grant one year extension on the basis of delay caused due to force majeure condition. After Consideration, the Authority found the delay caused due to force majeure condition unjustified and decided to return the application with a liberty to file a fresh application under Section 6 of the Act with proper reasons and GRAP period or under Section 7(3) for continuation of Registration. The extension fee shall be adjusted after deduction of 5% administrative charges.

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.

STP

39/01

CA (AKHIT)
12.01.2026