



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 11.02.2026.

Item No. 313.07

Extension 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.

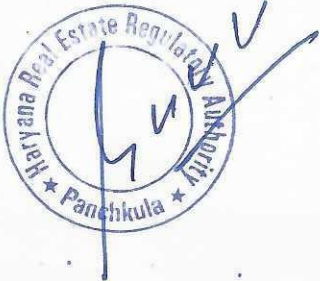
Temp ID: 1209-2023.

1. That earlier, vide letter dated 03.10.2025, the promoter had applied for continuation of registration of RERA registration U/S 6 of a Commercial Plotted Colony Project "AMOGH" at village Pandiyawas, sector -25, Rewari due to force majeure however, after consideration, the Authority found the delay caused due to force majeure conditions unjustified and hence, decided to return the application with the liberty to file fresh application under Section-6 of the Act with proper reasons and GRAP period or under Section 7(3) for continuation of Registration.

2. That now, vide letter dated 19.01.2026, the promoter has applied for continuation of registration U/S 6 of the Commercial Plotted Colony Project "Amogh" at village Pandiyawas, sector -25, Rewari, Following has been submitted by the Promoter:

- Form REP-V along with Extension fee of ₹1,00,000/- Via Demand Draft No. 062731 dated 29.09.2025 and another Demand Draft No. 063003 dated 13.01.2026 of ₹ 15,556/- in favour of HRERA.

The promoter has submitted the following details in REP- V



VS

Particulars	Percentage
Percentage of works completed at the time of last extension	73.62%
Percentage of Development Works executed as per Architect's Certificate till date i.e 03 October 2025	73.62%
Percentage of Development Works executed as per Engineer's Certificate till date (date of certifying of percentage of construction work not mentioned)	73.62%
Percentage of Development Works executed as per CA's Certificate till date, 05.11.2025	73.62%
Auditor Fee (₹41,300/-) Payment Details	Seeking Exemption
Public Notice Fee (₹10,000/-) Payment Details	Seeking Exemption

b. Fee calculation

Total area = 2.5381 Acres (10271.6907 sq. mts.)

FAR-1.5

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

Total registration fee = Area x FAR x price

$$= 10271.6907 \times 1.5 \times 15$$

$$= ₹ 2,31,114/-$$

Extension fee

= Half of registration fee

$$= ₹ 1,15,557/-$$

Late fees

$$= ₹ 2,31,114/-$$

Penalty

$$= ₹ 11,556/- (10\% \text{ of extension fees } \times \text{ number of months})$$

Administrative Charges = ₹ 5780/- (5% of extension fees)

$$\text{Total} = ₹ 3,64,007/-$$

- c. Promoter had applied 19 days after the expiry of HRERA-PKL-RWR -505-2023 Licence issued on 10.08.2022 valid upto 09.08.2027 bearing License No. 115 of 2022.
- d. QPRs uploaded upto 30.09.2025.
- e. Special conditions imposed on the promoter while 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.



- iii. 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.
- iv. 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%
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	

- f. 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."

- g. Documents submitted by the promoter:
- Form REP-V
 - CA Certificate
 - Engineer certificate
 - Architect certificate
 - Copy of License no. 115 of 2022 dated 10.08.2022.



- vi. Complete set of Service Plan Estimate for commercial Plotted Colony over Revenue Estate issued by DTCP Vide memo no, LC-4545/PA (VA)/2023/11175 dated 19.04.2023.
- vii. Affidavit from Promoter stating that they have not sold any plot/unit in the project while the sale was banned.
- viii. Letter of other reasons causing delay in completion-GRAP Period and Labour mobilization period.
- ix. Letter of Force Majeure/ Reasonable Circumstances without default on part of the promoter- Delay due to GRAP restrictions/Labour Mobilization. The details of the GRAP period is as follows;

S. no.	Title	Order memo no.	Start date	End date	GRAP Period
1	GRAP III	120017/27/GRAP/2021/CAQM	02.11.2023	28.11.2023	27
2	GRAP III	120017/27/GRAP/2021/CAQM/2096-2249	22.12.2023	01.01.2024	11
3	GRAP III	120017/27/GRAP/2021/CAQM	14.01.2024	18.01.2024	5
4	GRAP III	120017/27/GRAP/2021/CAQM 1092 DT	14.11.2024	05.12.2024	22
5	GRAP III	120017/27/GRAP/2021/CAQM 1169 DT	16.12.2024	27.12.2024	12
6	GRAP III	120017/27/GRAP/2021/CAQM 1197 DT	03.01.2025	05.01.2025	3
7	GRAP III	120017/27/GRAP/2021/CAQM 1205 DT	09.01.2025	12.01.2025	4
8	GRAP III	120017/27/GRAP/2021/CAQM 1217 DT	15.01.2025	17.01.2025	3
9	GRAP III	120017/27/GRAP/2021/CAQM 1227 DT	29.01.2025	03.02.2025	6
10	GRAP III	120017/27/GRAP/2021/CAQM-1444-DT	11.11.2025	26.11.2025	16
11	GRAP III	120017/27/GRAP/2021/CAQM	13.12.2025	02.01.2026	21
Total days					130

- a. Photographs of the project.
 - b. A copy of Layout plan, Demarcation plan, Standard design approval
3. The present application was examined, and the following shortcomings have been noticed: -
- a. Affidavit stating that no sale has been made after the expiry of the Registration Certificate i.e. 31.12.2025 is to be submitted.
 - b. The project extension application mentioned that the percentage of Development works executed as per the Engineer's Certificate is 73.62% whereas the Engineer's Certificate mentioned that the percentage of Development works executed is 63.78%.
 - c. Explanatory note be submitted.



- d. Clarification be submitted w.r.t special condition no. (ii) that the Promoter shall 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.
- e. That the fee is deficit by ₹ 2,13,702/-.

4. The promoter vide reply dated 11.02.2026 has complied with all the abovesaid conditions. Hence, the Authority after consideration decides to grant extension of six months under Section-6 to the promoter. Certificate of extension be issued in this regard. Disposed of



True copy

Secretary (Acting),
HRERA, Panchkula

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

~~all~~
12/3/26
STP

12/02

LA-D/80V

13/03/26