



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.02.2026.

Item No. 314.27

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: Urban Land Management Pvt. Ltd.

Project: "Amangani" a Group Housing Colony on land measuring 15.265 acres in Sector-25, Garhi Bolni road, Rewari.

Reg. No.: HRERA-PKL-RWR-73-2018 DATED 28.02.2019 VALID UPTO 30/09/2025 First extension granted upto 31.12.2020, Second upto 30.09.2022. Third upto 30.09.2023. Fourth and Fifth upto 30.09.2025.

Temp ID: 115-2018.

1. Vide letter dated 22.12.2025, the promoter has applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year i.e. upto 30.09.2026 for Tower No. 1 having FAR of 9525.364 Sq. Mtrs; Following have been submitted by the Promoter:

- i. A payment fee of ₹ 3,59,276/- as extension fee inclusive of late fee.
- ii. Renewal of Licence No. 116 of 2008 dated 31.05.2008 and License No. 22 of 2014 dated 11.06.2014 by DTCP upto 30.05.2030 and 10.06.2029 respectively.
- iii. QPRs have been uploaded till 31.12.2025.
- iv. Occupation Certificate granted by Director Town and Country Planning vide letter dated 13.10.2022 to the Promoter for Towers 2-12, EWS Block and Community Building.
- v. Approved service plan issued by Chief Engineer, HSVP Panchkula vide letter dated 30.07.2024.
- vi. Approved building plan issued by the DTCP vide letter dated 23.07. 2021.
- vii. Affidavit stating that no units have been sold after the lapse of RERA registration.



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- viii. Environment Clearance issued by Haryana State Pollution Control Board vide letter dated 02.04.2024.
- ix. CA certificate dated 16.12.2025 stating therein that from the period of 01.10.2025 to 30.11.2025 the promoter has received a total amount of ₹9.28 Crore from customers.
- x. Architect certificate stating therein;
- That Project Tower 2 to Tower 12, EWS and Community Centre is complete and Part OC has been received on 13.10.2025. Only Tower No. 1 remains for construction.
 - That the above-mentioned project has been completed as 80% (approx.) and balance work remaining appx. 20% as on November, 2025 (Only Tower-I construction Pending)

2. The following deficiencies were observed and are detailed below;

- i. Deficit fee of ₹ 43,242.1/- be submitted.

Fees Calculation:

Total FAR: 106534.21 OC received: 96132.85/- Remaining: 10401.361/-	Registration- received 96132.85*8.75= ₹8,41,162/- Extension:10% of ₹8,41,162= ₹84,116.2/-(A) Late fees :20% of 8,41,162.4= ₹1,68,232.4/-(B)	OC	Registration- not received 10401.36*8.75= ₹ 91,011.9/- Extension:50% of ₹91,011.9= ₹45,505.9/-(C) Late fees: ₹ 91,011.91/-(D)	OC	Penalty 10% of 45505.9*3months (Promoter had applied for the extension of Registration after the expiry of 3 months of the Registration Certificate on 30.09.2025) ₹ 13,651.78/- (E)
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Total = A+B+C+D+E

=₹8, 41,162.₹1,68,232.4/-+ ₹45,505.9/-+91,011.91/-
₹13,651.78/-

=4, 02,518.1/-

Amount paid=₹ 3, 59,242/-

Remaining = ₹ 43,242/-

- Explanatory Note setting out reasons for delay be submitted.
- Development plan showing stage of development for Tower which the present application has been filed, be submitted.
- That the project registration lapsed on 30.09.2025 and the promoter has amount of ₹9.28 Crore for the period of 01.10.2025 to 30.11.2025, justification regarding the same be provided.
- CA certificate showing status of expenditure incurred development/construction of Tower No. I having FAR of 9525.364 Sq. Mtrs and Engineer Certificate stating percentage of completion of development works be submitted.



3. The promoter vide letter dated 28.01.2026 submitted the reply and annexed the following documents;

- i. Deficit fees of ₹. 45,000/- have been deposited by the promoter.
- ii. Explanatory Note setting out reasons for delay has been submitted by the promoter.
- iii. Affidavit has been submitted that the amount of ₹ 9.28 crore has been collected only from the units sold before 30.09.2025.
- iv. CA certificate showing status of expenditure incurred on the development/construction of Tower No. 1 having FAR of 9525.364 Sq. Mtrs.
- v. Development plan showing stage of development for Tower No.1 which is as follows:

S.No.	Tower/ Building	Status
1	Tower 1	Construction in progress
2.	Tower 2 to Tower 12, EWS and community centre	Occupation certificate (Form BR-VII) vide memo no.- ZP467-PA-(DK)/2022/ 31168 dated 13.10.2022
3.	Convenient shopping (Ground floor only)	Occupation certificate (Form BR-VII) vide memo no.- ZP467-Vol.II/ AD(VK)/2024/ 39919 dated 28.11.2024

4. The Authority on 28.01.2026 observed that the promoter has submitted the engineer certificate attached with the extension Application which specified the percentage of development works as 98% whereas the engineer certificate submitted vide reply dated 28.01.2026 specified the percentage of development works as 80%. The status of the development of the project (Tower-I) mentions that 30% construction is complete whereas in the Architect cum Engineer certificate, it was mentioned that 22% construction of Tower-I is complete.

5. The Authority decided to grant one last opportunity to the promoter to justify the same.

6. The promoter vide application dated 19.02.2026 has complied with the observations of the Authority and submitted the following documents-

- i. Status Development Certificate in which the promoter submits that they had inadvertently mentioned the work completion status of the project (Tower-I) as 30% whereas the actual work completed is 22%.
- ii. Application for correction in extension Form in which the promoter submits that in the extension form applied vide letter dated 22.12.2025, they had inadvertently mentioned the total work completion of the project as 98% whereas the actual work completed at site is 80%.



7. The matter was listed for 08.04.2026, however on the written request of the promoter was listed today.

8. The Authority after consideration decides to grant extension under Section 7(3) of the Haryana Real Estate (Regulation and Development) Act, 2016 which shall now be valid upto 30.09.2026. 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.

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