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 04.11.2026.

Item No. 337.09

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

Promoter: **Ambition coloniser.**

Project: **"Spring Wood City" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 7.505 acres situated in Sector-22, Dharuhera, Rewari.**

Reg. No.: **HRERA-PKL-RWR-99-2019 dated 25.02.2019 valid upto 10.02.2026(Covid extension granted upto 10.11.2026).**

Temp ID: **411-2019.**

1. The above-mentioned project was granted registration on 25.02.2019, which was initially valid upto 10/02/2026. Thereafter, vide order dated 04.02.2026, granted extension under Section 6 of RERA Act,2016 for a period of 9 months as a force majeure event due to Covid-19, therefore registration is valid upto 10.11.2026. The promoter has also requested to grant four (4) months extension which has been granted as per Office order dated 19.08.2026 to all real estate projects falling within the jurisdiction of RERA, whose original completion date, revised completion date, or extended completion date falls on or after 28 February 2026, have been extended by a period of four (4) months. Therefore the registration of the above mentioned project expires on 10.03.2027. The promoter has applied for the extension on 10.08.2026 i.e more than 3 months prior to expiry of registration, therefore no late fee and penalty is imposed

2. Extension fee calculation

Total area	=7.505Acres
Area for plotted	= 7.2048Acres
FAR for plotted	= 1
Rate for plotted	= ₹ 5 per sqmts

Fee For Plotted	= 7.2048 x 4047 x 1 x 5 = ₹1,45,789/-
Area For Commercial	= 0.3002 Acres
FAR for commercial	= 1.50
Rate	= 15
Fee for commercial	= 0.3002 x 4047 x 1.50 x 15 = ₹27,335/-
Total registration Fee	= **₹1,73,124/-**
Extension Fee	= half of registration fee **₹86,562/-**

3. Vide letter dated 10.08.2026, the promoter has applied for continuation of registration of the above captioned project under Section-7(3) of RERD Act, 2016 upto 10.11.2027, however after grant of 4 months extended period the registration will be upto 10.03.2028. The Promoter has applied on prescribed proforma REP-V and also submitted online extension form. The Promoter has deposited ₹ 87,000/- extension fee and ₹ 41,300/- as Auditor fee and ₹ 30,000/- for public notice .

4. Following has been submitted by the Promoter:

Percentage of development works execute as per Architect's Certificate

S. No.	Details	% Completion
1.	Roads	97%
2.	Sewerage System	97%
3.	Storm Water Drainage System	97%
4.	Water Supply	97%
5.	Electricity Supply	47%

Percentage of development works execute as per Engineer's Certificate

S. No.	Details	% Completion
1.	Roads	97%
2.	Sewerage System	97%
3.	Storm Water Drainage System	97%
4.	Water Supply	97%
5.	Electricity Supply	20%

Percentage of development works execute as per CA's Certificate

Particulars	Amount in Crores
Total Estimated Cost of Project	71.97
Total Expenditure Incurred on the project upto 31.07.2026	64.45
Balance Cost to be incurred in project	7.52
Percentage of cost to be incurred	10.45%

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i. Form REP-V along with Extension fee of ₹ 87,000/- which is in order.
ii. Auditor and public notice fee amounting to ₹ 51,300/-.
iii. QPRs have been uploaded upto30.06.2026.
iv. Copy of License No. 15 of 2019 dated 11.02.2019 valid upto 10.02.2028.
v. Copy of request for issuance of completion certificate submitted to DTCP on 26.02.2026
vi. Photographs of the project.

5. Reasons for delay:

"The project was initially affected by the COVID-19 pandemic, followed by the stay/status quo orders of the Hon'ble Punjab & Haryana High Court from February 2021 to January 2023, besides intermittent construction restrictions under NGT/GRAP directions. Despite these impediments, the Promoter substantially completed the development works and applied for the Completion Certificate in June 2023. Thereafter, issuance of the Completion Certificate remained held up primarily due to the DHBVN connection issue, which was beyond the Promoter's control and became subject matter of judicial proceedings, including CWP-25333-2023, Ambition Colonisers Pvt. Ltd. v. Dakshini Haryana Bijli Vitran Nigam & Ors. The Hon'ble Punjab & Haryana High Court, vide order dated 12.05.2026, addressed the electricity connection dispute. The said impediment has now substantially been resolved pursuant to the subsequent/final order permitting a fresh/new electricity connection, and the Promoter is diligently proceeding with the remaining statutory formalities."

6. Vide letter dated 24.08.2026, M/s Kamal Batra & Associates has been appointed to conduct audit of the project and public notice was issued on 24.08.2026 in the newspapers for inviting objections from allottees and public in general.

7. Vide letter dated 08.09.2026, the Auditor has submitted its report and report was sent to the promoter via email on 09.09.2026. The Auditor has observed as follows:

1. The promoter M/s Ambition Colonisers Pvt Ltd has entered into collaboration agreement with M/s SKG BUILDCON PVT LTD., where M/s SKG BUILDCON PVT LTD has offered the land to M/s Ambition Colonisers Pvt Ltd for development of the said project and M/s Ambition Colonisers Pvt Ltd has agreed to develop 2.6425 Acre land as a developer.
2. The date of completion of project as per the registration certificate was 10.02.2026. Extension of Registration was granted under Section 6 of the RERD Act, 2016 till 10.11.2026. The QPR's have been filed up to 30.06.2026. The total number of plots are 166.
3. Operation of Bank accounts:

   (a) A current bank account number 4114135000006375 is maintained with KARUR VYSYA BANK LTD, DELHI-JANAKPURI for collection of amounts from the plot allottees. The amount collected from the allottees have been duly posted to the respective allottees as per the amount received. The same is confirmed from the bank account statement.

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(b) A bank account number 4114115000001050(30% bank account) is maintained with KARUR VYSYA BANK LTD, DELHI-JANAKPURI and account number 60073932667(70% bank account) is maintained with BANK OF MAHARASHTRA, SECTOR 48-GURGAON. The amounts spent on various activities for the project were checked on test check basis and were found to be in order with respect to availability of the documentary evidences and the same is confirmed from the bank account statement.

4. The CA certificates issued for the quarter ending September 2025, December 2025, March 2026 & June 2026 were checked and were found to be in order with respect to the amounts mentioned in the certificates for the inflows and outflows with the amounts received and paid out of the bank account.
5. Out of total units of 166, 162 have been sold and 4 remains unsold. The list of units sold with the respective sale price is placed at Annexure A. The allotment letters, conveyance deed and the amounts received from the allottees of the units sold were checked on test check basis and were found to be in order.

9. After examination it was found that promoter has not submitted the reply/objections to auditor report and uploaded QPR's upto 30.09.2026. Infact vide reply dated 29.10.2026, the promoter has submitted that promoter is in agreement with the audit report and QPR's has been filed upto 30.09.2026.

10. On examination of the Audit report it has been pointed out that the promoter had opened three accounts in two different banks. In view of the above promoter is directed to clarify the operational facility w.r.t. the three bank accounts.

11. Adjourned to **27.01.2027.**

Haryana Real Estate Regulatory Authority * PANCHKULA *
3135
Despatch No
Date 10/11/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

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