



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 08.01.2025.

Item No. 274.11

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

Promoter: Omaxe Limited.

Project: An Affordable Residential Plotted Colony on Land Measuring 5.6125 Acres in Village Maina, Sunari Kalan, Sunari Khurd, Sector 22D, Rohtak.

Reg. No.: 126 of 2017 dated 28.08.2017 valid upto 31.12.2021. First extension (including general extension of 6 months) granted upto 30.06.2023.

Temp ID: 446-2019.

Present: Mr. Kamal Dahiya, Advocate through VC.

1. Omaxe Limited has applied for continuation of registration u/S-7(3) of the Act, 2016 vide representation dated 28.06.2023 on prescribed proforma, REP-V Form. In the Explanatory Note, it is mentioned that development has been completed 83% and only balance work of infrastructure requires to be completed.

2. The subject cited case was last heard by the Authority on 17.07.2023 vide Item No. 219.16 wherein the Authority had decided that Audit of the project be got done from empanelled CA firm. Cost of audit will be borne by promoter and notice in newspapers be got published for inviting objections from general public. Promoter was asked to submit C.A. Certificate, Engineer Certificate and photographs of the project.

3. In view of the above, vide letter dated 29.08.2023, M/s AAAS & Associates, Chartered Accountant were appointed as auditor in the present matter and public notice dated 08.08.2023 was published in the newspapers. No objections have been received from general public response to the public notice.



4. Vide letter dated 05.08.2024, M/s AAAS & Associates have submitted their audit report (along with the photographs of the project), which were placed before the Authority on 28.08.2024.

5. On 28.08.2024, Learned Counsel for promoter stated that completion certificate has been applied to DTCP Haryana. After consideration, Authority decided that a copy of application for grant of completion certificate be submitted. Promoter should comply with the orders of the Authority dated 17.07.2023, i.e., to submit proper CA Certificate, Engineer Certificate and photographs of project before the next date of hearing.

6. Vide letter dated 07.10.2024, promoter has submitted the following:

- i. Engineer Certificate dated 26.07.2023 which mentions that External Development work done is 83% and Internal Development work done is 82%.
- ii. C.A Certificate dated 26.07.2024 mentions that proportion of the cost incurred on construction to the total estimated construction cost is 104%.
- iii. Photographs of the project.

7. Vide letter dated 04.10.2024, the promoter has applied for continuation of registration u/s-7(3) of the Act,2016 vide letter on prescribed proforma REP-V Form from 30.06.2024 to 30.06.2025. In the Explanatory Note, it is mentioned that development has been completed 84% and only balance work of infrastructure are required to be completed. Extension fee paid is Rs. 61,192/-. License No. 27 of 2017 dated 08.06.2017 has been renewed upto 07.06.2025. The Promoter has also submitted Architect, C.A. and Engineer Certificate for quarter ending 30.06.2024. Photographs of the project have also been submitted. QPRs have been uploaded upto September 2024.

8. It is pertinent to mention that:

- i. In regard to application dated 28.06.2023 of continuation of registration for the second year, i.e., upto June 2024: Extension fee is deficit by Rs. 6216/-. Also, as per resolution dated 07.08.2024, promoter should deposit late fee of Rs. 50,556/-.
- ii. In regard to application dated 04.10.2024 of continuation of registration for the third year i.e. upto June 2025: Extension fee is deficit by Rs. 6216/-. Also, as per resolution dated 07.08.2024, the promoter should deposit late fee of Rs. 1,34,817/- and penalty amounting to Rs. 26,960/-.
- iii. While analysing Explanatory Note submitted by the Promoter in 2023 and 2024 it is found that only 1 % development work has been executed from June 2023 till October 2024.
- iv. Copy of application for completion certificate applied has not been submitted.



9. On 06.11.2024, Authority decided that promoter should submit deficit fee of Rs. 6,216/- each for second and third year extension and late fee, if any, as per resolution of the Authority dated 07.08.2024. Only 4% development work have been completed from June 2023 to October 2024 which means no work in progress. Promoter should explain in detail reasons for slow progress of work. Copy of application of completion certificate applied alongwith discrepancies in amount collected and utilized be submitted before next date of hearing. Application for the grant of completion certificate has been submitted by the promoter.

10. Ld. Counsel submitted that reply has been filed in the registry on 07.01.2025. Hence, Authority decided that reply be examined and report put up on next date of hearing.

11. Adjourned to 05.03.2025.



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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