



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 08.01.2025.

Item No. 274.12

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

Promoter: Omaxe Limited.

Project: An Affordable Residential Plotted Colony on Land Measuring 8.468 Acres in Sector 22D, Rohtak.

Reg. No.: 163 of 2017 dated 29.08.2017 valid upto 31.12.2021. First extension granted upto 30.06.2023.

Temp ID: 445-2019

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 80% 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.

3. In view of the above, vide letter dated 25.08.2023, M/s Baldev Kumar & Co. were appointed as auditor in the present matter. A public notice dated 08.08.2023 was published in the newspapers. No objections have been received from general public in response to the public notice.



4. Vide letter dated 01.08.2024, M/s Baldev Kumar & Co had submitted its audit report (along with the photographs of the project), which was placed before the Authority on 28.08.2024.

5. On 28.08.2024, Learned Counsel for the 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. It was directed to send copy of auditor report to the promoter for comments. (Copy of Audit sent via Email to the Promoter on 15.10.2024) Promoter should explain the discrepancies in the amount collected and amount utilized as detailed below:

- i. Net Amount received in 100% Collection Account from Sale of Plots – 9.08 crores.
- ii. Amount transferred to 70% RERA Account – Rs. 6.35 crores
- iii. Net amount transferred out of amount above to Promoter Company – Rs. 4.97 Crores.
- iv. Net amount received in 70% Collection Account Rs. 1.38 Crores.

6. Vide letter dated 04.10.2024, the promoter has applied for continuation of registration u/S-7(3) of the Act,2016 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 requires to be completed. Extension fee paid is Rs. 85,750/-. License No. 29 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.

7. 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 80% and Internal Development work done is 80%.
- ii. C.A Certificate dated 26.07.2024 which mentions that proportion of the cost incurred on construction cost to the total estimated construction cost is 102.50%.
- iii. Photographs of the project.

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. 16,050/-. Also, as per resolution dated 07.08.2024, promoter should deposit late fee of Rs. 76,350/-.
 - 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. 16,050/-. Also, as per resolution dated 07.08.2024, the promoter should deposit late of Rs. 2,03,600/- and penalty amounting to Rs. 40,720/-.
 - iii. While analysing Explanatory Note submitted by the Promoter in 2023 and 2024 it is found that only 4 % development works have been executed from June 2023 till October 2024.
 - iv. Copy of application for completion certificate applied has not been submitted.
 - v. No reply as to discrepancies in the amount collected and amount utilized pointed in the last orders dated 28.08.2024 has been submitted till date.
9. On 06.11.2024, Authority decided that promoter should deposit deficit fee of Rs.16,050/- each for second and third year extension and late fee,if any, as per resolution of Authority dated 07.08.2024. Only 4% development work has been completed from June 2023 to October 2024 which means no work is in progress. Promoter should explain in detail of slow progress of work. Copy of application of completion certificate applied along with discrepancies in amount collected and utilized be submitted before next date of hearing.
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

28/11/25

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

LA (kakul)