



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 05.03.2025.**

**Item No. 280.42**

**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.**

1. Omaxe Limited has applied for continuation of registration u/S-7(3) of the Act, 2016 vide letter dated 28.06.2023 on prescribed proforma REP-V Form. In the Explanatory Note, it is mentioned that 80% development works have been completed and only balance work of infrastructure requires to be completed.
2. The matter 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. Also notice in newspapers be got published for inviting objections from general public. Cost of audit and publication in newspapers will be borne by promoter.
3. In view of the above, vide letter dated 25.08.2023, M/s Baldev Kumar & Co. were appointed as auditor. Public notice dated 08.08.2023 was published in the newspapers. No objections have been received from general public in view of the above.
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 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 a copy of auditor report to the promoter for comments. (Copy of Audit has been sent to the Promoter on 15.10.2024 through e-mail). 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.

7. 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 84% development works have been completed and only balance work of infrastructure requires to be completed. Extension fee of Rs. 85,750/- has been deposited which is not in order. 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 Certificates for quarter ending 30.06.2024. Photographs of the project has also been submitted.

8. Vide letter dated 07.10.2024, the promoter had submitted the following:

- i. Engineer Certificate dated 26.07.2023 which mentions that External Development work done is 80% and External Development work done is 80%.
- ii. C. A Certificate dated 26.07.2024 mentions that proportion of the cost incurred on construction cost to the total estimated construction cost is 102.50%.
- iii. Photographs of the project.

9. It is pertinent to mention that:

- i. With 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. With 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 fee 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 work has 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.

10. 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 the reasons for slow progress. Copy of application of completion certificate applied and discrepancies in amount collected and utilized be submitted before next date of hearing.

11. On 08.01.2025, Learned counsel informed that reply has been filed in the registry on 07.01.2025. Hence, Authority decided that reply be examined and put up on the next date of hearing.

12. Vide replies dated 07.01.2025 and 11.02.2025, Promoter has deposited Rs. 72,820/- as deficit extension fee and penalty of Rs. 40,720/-, late fee of Rs. 1,01,800/-. The Promoter has informed that the project is 100% complete, there are no discrepancies in amount collected and utilized in the project (CA Certificate enclosed), Completion certificate has been applied in the Department on 18.07.2019.

13. Vide reply dated 21.02.2025, promoter informed that completion certificate of the project has been received on 19.02.2025.

14. Extension fee is in order, penalty of Rs. 40,720 has been deposited. Late fee is still deficit by Rs. 1,78,150/-. QPRs have been uploaded upto December 2024. The matter is listed for 05.03.2025.

15. Today, Authority observed that late fee is still deficit by Rs. 1,78,150/-. The Promoter should submit the late fee atleast one week before the next date of hearing. Promoter should also upload QPRs upto March 2025.

16. Adjourned to 14.05.2025.



True copy

  
Executive Director,  
HREERA, Panchkula

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

CA (Shubham)  
Jaswan  
Jaisa  
27/3/25