



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 05.03.2025.

Item No. 280.44

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.

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 83% development works have been completed and only balance work of infrastructure requires to be completed.

2. On 17.07.2023, the Authority had decided that Audit of the project be got done from empanelled CA firm. Notice in newspapers be got published for inviting objections from general public. Cost of audit and publication of notice will be borne by promoter. Promoter was also 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 project. 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 05.08.2024, M/s AAAS & Associates have submitted their 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 already 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, the promoter has submitted the following:
- Engineer Certificate dated 26.07.2023 which mentions that External Development work done is 83% and External Development work done is 82%.
 - 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 104%.
 - Photographs of the project.
7. Vide letter dated 04.10.2024, the promoter had applied for continuation of registration u/S-7(3) of the Act, 2016 on prescribed proforma REP-V 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 Rs. 61,192/- has been deposited. 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.
8. It is pertinent to mention that:
- 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.6216/-. Also, as per resolution dated 07.08.2024, promoter should deposit late fee of Rs. 50,556/-.
 - 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. 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/-.
 - 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 1% development work has been completed from June 2023 to October 2024 which means no work in progress. Promoter should explain in detail. Copy of application of completion certificate applied and discrepancies in amount collected and utilized be submitted before next date of hearing.

10. On 08.01.2025, L.d. 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 the next date of hearing.

11. Vide reply dated 07.01.2025, the Promoter has deposited deficit extension fee i.e., 12,432/-. The Promoter has informed that percentage of work done in explanatory note is based on CA Certificates which calculate the value through estimates and cost incurred and generate the percentage. Also, there is no discrepancies in amount collected and utilized as the project is 100% completed at site.

12. Vide reply dated 04.02.2025, the Promoter has submitted Completion Certificate of the Project granted by DTCP on 31.01.2025. Vide letter dated 11.02.2025, promoter has deposited Rs. 67,408/- as late fee.

13. Late fee is still deficit by Rs. 1,17,965 and Promoter has not deposited penalty of Rs. 26,960/-. Extension fee is in order. QPRs have been uploaded upto December 2024.

14. Today, Authority observed that Late fee is still deficit by Rs. 1,17,965 and Promoter has not deposited penalty of Rs. 26,960/-. The Promoter should deposit the same atleast one week before the next date of hearing. Promoter should also upload QPRs upto March 2025.

15. Adjourned to 14.05.2025.



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.

LA (Shubham)
Subham
29/3/25