



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.03.2025.

Item No. 282.11

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

Promoter: M/s Omaxe Ltd.

Project: "Affordable Residential Plotted Colony" on land measuring 14.806 acres situated in Sector-22 D, Rohtak.

Reg. No.: 195 of 2017 valid upto 31.12.2021 and first extension including 6 month general extension due to COVID-19 granted upto 30.06.2023 and second extension granted upto 30.06.2024.

Temp ID: 447-2019

1. The promoter had applied for continuation of registration under Section 7(3) of the RERA Act, 2016 of this real estate project on 04.10.2024. The case of second extension was heard by the Authority on 07.02.2024 vide item no. 263.24 wherein the Authority had granted extension of one year under Section-7(3) of RERA Act, 2016 upto 30.06.2024. An auditor in this case has already been appointed and public notice has already been issued on which no objections were received. Further, the promoter vide letter dated 04.10.2024 has also submitted a copy of renewed license which is now valid upto 07.06.2025.

2. Vide letter dated 04.10.2024, Promoter had submitted:

- i. Form "REP-V" along with the fees of Rs. 1,50,000/- which is deficit by Rs. 22,886/-
- ii. Copy of Architect's Certificate, CA Certificate, Engineer certificate showing construction work.
- iii. In Explanatory note, the promoter has stated that 90% of work has been completed.
- iv. Copy of project extension certificate valid upto 30.06.2024
- v. Photographs of the project.



- vi. The Promoter is requesting continuation of registration for one year under Section-7(3) of RERA Act i.e upto 30.06.2025.

As per resolution dated 07.08.2024, the promoter should pay Rs. 3,45,772/- as late fee and Rs. 69,154/- as penalty.

3. On 06.11.2024, considering the letter of the promoter dated 04.10.2024, the Authority decided that the promoter should deposit deficit extension fee of Rs. 22,886/- as well as late fee/penalty as per resolution of Authority dated 07.08.2024. On 23.06.2023, promoter has intimated that 94% development works have been completed, whereas certificate dated 03.10.2024 submitted by promoter mentions 90% development works executed. Differences be explained.
4. On the last date of hearing, i.e., 15.01.2025, Authority observed that neither any reply was received nor deficit extension fee/ late fee/ penalty has been deposited, Ld. Counsel sought time to comply with the orders of Authority dated 06.11.2024. Acceding to his request, the Authority adjourned the matter to 26.03.2025.
5. Vide reply dated 09.01.2025 and 11.02.2025, the promoter has submitted the following: -
- Deficit extension fee of Rs. 22,886/-
 - The promoter has further informed that at the time of application in 23.06.2023 total work done against development of the project was Rs 1122 lacs out of estimated 1189 lacs which works out to 94.36%. Further in CA certificate for quarter ending 30.09.2024 total work done against development of the project was Rs 1124 lacs out of estimated 1189 lacs which works out to 94.57%. The Explanatory note submitted on 03.10.2024 inadvertently mentioned 90% instead of 94.57%
 - Late fee of Rs. 3,45,772/-.
 - Penalty of Rs. 69,154/-
6. The Authority after consideration decides that registration certificate shall remain in force under Section 7 (3) of the RERA Act, 2016 which shall be valid upto 30.06.2025.
7. Disposed of.



True copy


Executive Director,
HIRERA, Panchkula

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

LA (Shubham)


25/9/25