



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 14.05.2025.

Item No. 287.15

Request for change of RERA Bank Account.

Promoter: Omaxe World Street Private Limited.

Project: Commercial Plotted Colony on land measuring 11.24 acres namely "World Street Phase-3" situated in the revenue estate of village Bhataula Sector-79, Faridabad.

Reg. No.: HRERA-PKL-FBD-315-2022 dated 01.06.2022 valid upto 19.08.2026.

Temp ID: 1026-2022.

1. M/s Omaxe World Street Private Limited vide letter dated 14.07.2023 has requested to change the RERA bank account and updating the same on the Web Portal of the Authority. The promoter has submitted that we have changed the Bank Accounts from Yes Bank to Kotak Mahindra Bank as per details given below:

1. 70 % Account Details

	As per REP-I Part D	Proposed RERA Account
Bank and Branch address	YES BANK , D -12 South Extension Part - 2, New Delhi-110049	Kotak Mahindra Bank, Nehru Place
Bank Account number	001672500000249 (Is now shown as 1672400000266)	3248471649
IFSC Code	YESB0000016	KKBK0000201
MICR Code	110532006	110485029
Branch Code	000016	-

ii. 100 % Account Details

	Current RERA Account	Proposed RERA Account
Bank and Branch address	Yes Bank, South Extension	Kotak Mahindra Bank Mahindra, Nehru Place
Bank Account number	1672500000249	3248471632



IFSC Code	-	-
MICR Code	-	-
Branch Code	-	-

2. The matter was heard by the Authority on 18.12.2023 vide item no. 236.16 following order was passed:

"5. After consideration, Authority decided promoter should submit details of amount in 100% and 70% bank accounts from the date of registration till date as well as loan taken from the bank along with letter of sanction of loan."

3. The promoter vide reply dated 08.02.2024 has submitted bank statements of YES Bank 100% and 70% account from 01.06.2022 to 31.01.2024. The promoter has further submitted sanction letter loan stating that out of 101.35 cr, 68.35 cr is Bank Guarantee and 33 cr. loan amount has been taken for 9 projects registered with HIRERA with license no. 17 of 2012, 62 of 2012, 51 of 2017, 52 of 2017, 54 of 2021 and 131 of 2022.

4. Request has been made to consider the change of bank account and update on web-portal for above said project.

5. The matter was considered by the Authority in its meeting held on 10.07.2024 wherein following was observed:

"7. Amount deposited in 100% account mentioned as 1672500000249 (Shown as 70 in REP 1 (A to II) – 92.77 Crores.

8. Promoter has mentioned that the account no. 1672500000249 was actually 100% account.

9. The Promoter for the 1- time is mentioning that his 70% account was 1672400000266 Credit and debit show in the above account is – Rs. 64.13 Crores.

10. Promoter wants to change the 70% account no. 1672400000266 Yes Bank to account no. 3248471649 Kotak Mahindra Bank.

11. Promoter wants to change his 100% account no. 1672500000249 Yes Bank to account no. 3248471632 Kotak Mahindra (as they have raised a loan of Rs. 101.35 Crores on 9 projects registered with the Authority measuring 40.22 acres and un registered area of Rs. 1.105 acres.

12. Suo motu complaint no. 2070 of 2023 is pending before the Authority which was listed for hearing on 08.05.2024 in which penalty of Rs. 3 Lacs has been imposed and next date of hearing is 14.08.2024. QRS's have been filed upto 31.03.2024.

13. After consideration, Authority decided that authorized representative be present on next date of hearing to explain the position..."



6. On 05.03.2025, Authority observed that neither any reply has been received nor the authorised representative appeared to explain the position. Hence, the Authority decided that last opportunity be granted to the Promoter to comply with the orders of the Authority. The Managing Director or one of the Directors be personally present on the next date of hearing. Adjourned to 14.05.2025.

7. Vide reply dated 12.05.2025, the promoter has submitted that the change of bank accounts was neither intentional nor deliberate as the same was done each time to facilitate the interest of allottees and for the purpose of their convenience. The details of amount credited and amount withdrawn during quarters can be verified from the QPRs time to time and the promoter has always complied with the provisions of Section-4(2)(l)(d) of the RERA, Act, 2016.


8. In view of the above, the Authority observed that the reply filed by the Promoter is not satisfactory, since the observations of the Authority dated 10.07.2024 have not been complied with. The Authority grants one last opportunity to submit a detailed reply to the observations of the Authority dated 10.07.2024. The Authority also imposes a cost of ₹. 1 Lac for non-appearance of the Managing Director / Director of the Company.

The Promoter is directed to submit its reply at least one week before the next date of hearing.

9. Adjourned to 06.08.2025.



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 Karkul

Karkul
17/6/25