



**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 14.05.2025.**

**Item No. 287.12**

**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.**

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 works of infrastructure are required 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. 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 – ₹. 6.35 crores*
  - iii. *Net amount transferred out of amount above to Promoter Company – ₹. 4.97 Crores.*
  - iv. *Net amount received in 70% Collection Account ₹. 1.38 Crores.*
6. 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 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 works of infrastructure are required to be completed. Extension fee of ₹ 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. On 06.11.2024, Authority decided that promoter should deposit deficit fee of ₹.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.
10. 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.
11. Vide replies dated 07.01.2025 and 11.02.2025, Promoter has deposited ₹. 72,820/- as deficit extension fee and penalty of ₹. 40,720/-, late fee of ₹. 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.
12. Vide reply dated 21.02.2025, promoter informed that completion certificate of the project has been received on 19.02.2025.
13. Extension fee is in order, penalty of ₹. 40,720 has been deposited. Late fee is still deficit by ₹. 1,78,150/-. QPRs have been uploaded upto December 2024. The matter was listed for hearing on 05.03.2025.
14. The Authority on 05.03.2025 has observed that late fee is still deficit by ₹. 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.
15. Now, the promoter vide letter dated 23.04.2025 has deposited the late fee amounting to ₹. 1,78,150/-. QPRs have also been filed upto 31.03.2025. Has applied for extension of registration from 30.06.2024 to 30.06.2025 completion certificate issued by the DTCP on 19.02.2025.
16. After consideration, Authority decided that registration certificate shall remain in force u/s 7 of RERD Act, 2016 upto the date of grant of completion certificate, i.e., 19.02.2025. Certificate for continuation of registration be issued accordingly. Completion certificate be uploaded on the web portal thereafter.



17. Disposed of.



True copy

A handwritten signature in blue ink, appearing to be 'Anand', written over the printed name of the Executive Director.

Executive Director,  
HRERA, Panchkula

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

A handwritten signature in blue ink, appearing to be 'Prakash', with the date '12/6/25' written below it.