



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 10.09.2025.

Item No. 299.18

Compliance to the clause (I) of special conditions of the registration certificate.

Promoter: Om Estates.

Project: "Om Estates" an Affordable Residential Plotted Colony to be developed on land measuring 19.725 Acres situated in the revenue estate of village Hisar, District Hisar, Haryana.

Reg. No.: HRERA-PKL-HSR-625-2024 dated 22.10.2024 valid up to 13.08.2029.

Temp ID: RERA-PKL-1539-2024

Present: None on behalf of promoter

1. Vide letter dated 03.06.2025, promoter has informed the compliance with Clause (IV) of the special conditions of the RERA certificate.

2. After perusal of file, above mentioned project was registered vide no. HRERA-PKL-HSR-625-2024 dated 22.10.2024 valid upto 13.08.2029 with special conditions Clause (IV):

" iv) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.955 to the Authority alongwith deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

3. Promoter has submitted the approval letter alongwith approved set of Standard Design – cum- SCO of Commercial Pocket of 0.955 Acres part of Industrial Plotted Colony namely "Om Estates". Approval letter issued by DTCP Haryana bearing dated 02.12.2024 alongwith Standard Design – cum- SCO duly approved for the said commercial site. The said Standard Design – cum- SCO's approved with FAR upto 1.50% and the required fee for FAR upto



1.50% stands deposited. The promoter has not complied with the other conditions, which are as follows :

- i) *The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.*
- ii) *Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.*
- iii) *Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town &Country Planning Department.*
- iv) *The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account*
- v) *No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.*
- vi) *No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.*

4. Promoter requested to acknowledge the above in compliance and issue orders for allowing the sales of the commercial part as per approved Standard Design-cum-SCOs.

5. The matter was heard by the Authority on 25.06.2025, in Item No. 290.19, in which Authority observed that:

“5. None appeared on behalf of the promoter. After consideration, Authority directs the promoter to comply with the other conditions of the registration certificate.

6. *Adjourned to 10.09.2025.”*



6. No reply regarding special conditions mentioned in the registration certificate except condition no. iv has been filed by the promoter.
7. Today, neither anyone appeared nor any reply has been filed. Authority decides to show cause under section 7 of RERA Act, 2016, as to why the registration granted should not be revoked. An opportunity of hearing is hereby granted to the promoter on 10.12.2025.
8. Adjourned to 10.12.2025



True copy

Abhishek
Executive Director,
HRERA, Panchkula

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

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All LA's (Shubham, Tushar, Karamjeet, Dhruv, Indu)

Tushar

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