



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.12.2025.

Item No. 307.23

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: Sh. Jyoti Sidana

1. Vide letter dated 03.06.2025, promoter has informed the compliance with Clause (IV) of the special conditions of the RERA certificate.
2. 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 :



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- 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. On 10.09.2025, neither anyone appeared nor any reply was filed. Authority decided 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. Vide letter dated 25.11.2025 the promoter has filed reply in reference to the application for allowing sale of commercial pocket in compliance of the condition mentioned in the Registration No. HRERA-PKL-IISR-625-2024 dated 22.10.2024 for the Project namely "OM ESTATES" which is reproduced as under:

"1. The details of Bank Accounts are as follows;



70%RERA Account No.:923020056991790

IFSC:UTIB0002030

AXIS BANK LTD SECTOR 13 HISAR,

100% Collection Account No.:921020025452664

IFSC:UTIB0002030

AXIS BANK LTD SECTOR 13 HISAR,

Further, it is clarified that there is no change in any of the Bank Account since the Project registration issued by the Hon'ble RERA Authority.

2. That the said project is an Industrial Plotted Colony wherein the services have been laid down at site by the Promoter, hence EC is not applicable upon us. Further prior Environmental Clearance from the State Environmental Impact Assessment Authority for Projects with built up area of 20,000 Sqm and above are required, as per Office Memorandum of Ministry of Environment, Forest and Climate Change, Govt. of India issued vide dated 05.05.2022. Hence, this project is not covered under the provision of EC.
3. The copy of approved Service Plan and Estimate is enclosed herewith.
4. No Loan / Financial assistance have been taken by the Firm till date. However, we will apply for prior permission from the Hon'ble RERA Authority before taking any financial assistance / Loans etc.
5. That we acknowledge that the QR Code shall be fixed in case any advertisement published or brochure published for the purpose of sales / marketing.
6. That we acknowledge and assure that no hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the Partners.

Further, it is to submit that the Commercial Standard Design of the Project stands approved vide dated 02.12.2024 (copy of the same enclosed). It is also pertinent to mentioned herein that the said construction of the SCO Plots shall be started upon starting the Industries in the Project.

The said Project is completed in all respect and the DTCP Haryana vide Letter Ref. No. LC-540/Asstt(MS)/2025/43679 dated 17.11.2025 have issued Completion Certificate for this Project. Copy of the said Completion Certificate is enclosed."

9. Today, Sh. Jyoti Sidana appearing on behalf of the promoter informed that they will file the status of commercial and community building site today with the Authority. The Authority directed the office to examine the reply. Vide reply dated 10.12.2025 the promoter has submitted that the SCO-cum Standard Design were approved for the commercial pocket



and the same shall be sold by the Company without any construction of SCO's. An affidavit in this regard has been submitted. It is further informed that the site for community facility (0.4574 Acres) and area forming part of Green belt (1.2208 Acres) falling in this project stands transferred free of cost to the Govt. vide Gift Deed Vasika no. 5750 dated 24.07.2025, before the issuance of Completion Certificate of the project. After Consideration, the Authority observed that vide reply dated 03.06.2025, 25.11.2025 and 10.12.2025, the promoter has submitted all the documents asked in compliance of special conditions of the registration granted and therefore the Authority decides to take on record the completion certificate dated 17.11.2025 and upload it on the web portal of the Authority.

10. Disposed of.



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.

STP

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LA(Shalley)
Shalley
12/01/26