



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 28.01.2026.

Item No. 311.48

Occupation Certificate of project of Commercial Colony on Land Measuring 1.07 Acres in Sector 15, Tehsil Bahadurgarh, District Jhajjar registered vide Registration No. 138 of 2017 dated 28.08.2017 valid upto 31.12.2021 (First Extension granted upto 30.06.2023, Further continued upto 30.06.2025) being developed by Omaxe Limited.

Temp ID: 442-2019.

1. The promoter vide letter dated 25.06.2025 has submitted that they have completed the above-said project and accordingly the Department of Town & Country Planning, Haryana has granted the Occupation Certificate of the SCO's. The details of OC's are as under:-

Sr. No.	Completion/Occupation Certificate	Dated	No. of Units
1.	Occupation Certificate vide memo no. JR/DTP-P/2025/5702	08.04.2016 (Annexure -A)	13 SCO's (39 units) + 6 Multipurpose units.- Total 45 units
2.	(i) Completion Certificate for an area measuring 53.380 acres falling in license 212 of 2007 dated no. 02.09.2007 falling in Sector - 15 Bahadurgarh (ii) Part Completion Certificate for an area measuring 7.645 acres falling in license no. 212 of 2007 dated 02.09.2007 and license no. 103 of 2013 dated 31.12.2013 falling in Sector - 15 Bahadurgarh	08.04.2016 (Annexure-B) 09.01.2019 (Annexure-C)	11 SCO Plots
		Total	56 units

2. The promoter has also annexed copies of occupation certificate regarding the same along with part completion certificates of area measuring 7.645 Acres falling in licence no. 212 of 2007 dated 02.09.2007 and 103 of 2023 dated 09.01.2019 and area measuring 53.380 bearing licence no. 212 of 2007 dated 02.09.2007.



3. Authority registered the project on 28.08.2017 bearing RC No. 138 of 2017. The said registration is of a commercial colony measuring 1.07 acres. The validity of the registration was upto 31.12.2021. First extension was granted till 30.06.2023 and later on further continued till 30.06.2025. It is a part of a larger colony measuring 59.5 acres. The promoter has requested to consider the above said project "Area-1.07 acres commercial colony situated at Sector-15, Bahadurgarh, Haryana" as completed project & out of purview of RERA.

4. However the promoter has not provided the status of OC of SCO No-1 to 5 & 10 to 14.

5. A letter was sent to the promoter on 20.08.2025 asking the following information:

"You are requested to clarify whether service plans for 1.07 Acres commercial site were approved by the Town & Country Planning department. If such plans were not approved then a certificate from a Chartered Engineer that the services in this area are operational/functional. The construction status of the SCO's should also be submitted."

6. Now vide reply dated 11.12.2025, the promoter has submitted the following:-

This is with reference to your letter dated 20.08.2025 on the subject cited above. As requested in the letter dated 20.08.2025 we are submitting the following:-

Sr. No	Observations	Reply
1	Service Plans of 1.07 acres	The license was granted in the year 2007 & 2013. Since the SPE was approved of 53.380 acres on 7 th June 2012 and subsequently SPE of additional area of 6.125 acres also approved on 3 rd May 2016 and as per department practice there is no separate Estimates are approved of Commercial Component 1.07 acres, registered with HRERA.
2	Certificated from Chartered Engineer	Certificate from Chartered Engineer conforming services laid in the area are operational and functional at site.
3	Construction status of SCO's	Photographs of Construction Status of SCO and multipurpose Booths as completed are attached

7. The Authority, after consideration decided to take on record the Occupation Certificate submitted by the promoter. The office was also directed to upload the same on the web portal of the Authority. 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

LA HEENA

Heena
24/02/2026

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