



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 25.03.2026.

Item No. 316.38

Occupation Certificate of project.

Promoter: Omaxe Limited.

Project: Commercial Colony on Land Measuring 2.80 Acres in Sector 3, 3-A and 14 V, Tehsil Bahadurgarh, District Jhajjar.

Reg. No.: 167 of 2017 dated 29.08.2017 valid upto 31.12.2021 (First Extension granted upto 31.12.2021, Further continued upto 30.06.2025).

Temp ID: 443-2019.

1. The promoter vide letter dated 27.05.2025 had submitted that they have completed the above-said project and accordingly the Department of Town & Country Planning, Haryana has granted the Occupation Certificate for the entire project. The details of OC's are as under:

Omaxe City Bahadurgarh (Jhajjar Road)- GALLERIA 2.80 Acres			
Sr. No.	SCO No.	Total SCO	OC Granted
1	63 to 80	18	11.04.2019
2	45 to 62	18	24.12.2019
3	17 to 32	16	20.09.2024
4	1 to 16 & 33 to 44	28	23.05.2025
TOTAL SCO in Project		80	

2. The promoter had also annexed copies of occupation certificates.
3. On 25.06.2025, the Authority after consideration directed the promoter to submit Completion Certificate for the same or seek further extension till Completion Certificate is granted. No reply was received from the promoter.



4. On 10.09.2025, the Authority after consideration decided to grant one more opportunity to submit Completion Certificate or seek further extension till Completion is granted.
5. On 10.12.2025, neither anyone appeared on behalf of the promoter nor was any reply received from the promoter. After consideration, the Authority grants one last opportunity to the promoter to submit Completion Certificate or seek further extension till Completion is granted.
6. The promoter vide letter dated 19.01.2026 has submitted that part completion certificate for an area measuring 75.547 acres of Residential plotted colony measuring 88.407 acres (bearing license no. 287 of 2007 dated 27.12.2007 and 68 of 2013 dated 26.07.2013) falling in Sector 3, 3-A and 14, Bahadurgarh- has been received vide letter dated 04.05.2017. The promoter has also submitted a copy of revised layout plan highlighting the "Area measuring 2.80 acres of commercial colony". Promoter is requesting to consider the above-said project as completed project and out of preview of RERA.
7. The Authority directs the promoter to apprise whether service plan estimates of 2.80 acres commercial site have been approved by the Town and Country Planning Department. If the same have not been approved, a certification from a chartered engineer mentioning that the services laid at site are as per norms and are connected to the external services.
8. Adjourned to 03.06.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

~~LA H/REWA~~
29/4/26
STP

LA H/REWA,

Heena
29/04/26

29/04