



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 18.12.2023.**

**Item No. 236.09**

**Continuation of registration under Section 7(3) of the RERA Act, 2016.**

**Promoter: M/s Omaxe Limited.**

**Project: Group Housing Colony on Land Measuring 12.537 Acres in Sector 4A, Village Kasar, Tehsil Bahadurgarh, District Jhajjar.**

**Reg. No: 202 of 2017 dated 20.09.2017 valid upto 31.12.2021.**

**Temp ID: 448-2019.**

1. This matter was last heard by the Authority on 17.07.2023 vide item No. 219.14 wherein the Authority had decided that Audit of the project be got done from empanelled CA firm. Cost of audit will be borne by promoter. Notice in newspapers be got published for inviting objections from general public.
2. In view of the above, vide letter dated 11.08.2023, M/s Satish Indu & Co. was appointed as auditor in the present matter. Public notice dated 08.08.2023 was published in the newspapers. No objections have been received from general public.
3. Now, vide letter dated 04.12.2023, M/s Satish Indu & Co. has submitted its audit report (alongwith the photographs of the project), which is reproduced as under:-
  - i. The party has registered this project under RERA vide registration no 202 of 2017 and registered the bank account with State Bank of India, 00000036273534161, SBINO004298, which we have verified on the basis of RERA Application submitted with RERA by the party and other information as produced before us for verification.
  - ii. The license no 109 of 2008 dated 27.5.2008 has been granted from the office of Directorate of Town Planning Haryana which was renewed vide memo no LC-1206-



JE MK-2022 /7999 dated 25.3.2022 up to 26.5.2025 for this project to M/s Sankalp Relators Pvt. Ltd. in collaboration with Omaxe Ltd

- iii. On the basis of allottee list and various certificate provided before us we found that Rs 2,41,78,57,751/- till 30th June 2023 has been received on account of allotment of various flat from the allottee for this project.
- iv. On the basis of copy of bank statement of State Bank of India and various certificate, we found that the party has deposited more than 70% of their amount received from the allottee for this project in the State Bank of India account 00000036273534161, SBIN0004298 which is registered with RERA for this particular project.
- v. The party has provided us the list of allottees from 2012 to sept 2023 and also document files of some of the allottees have been checked on test check basis for verification of receipts issued with amount as received in bank account registered with RERA and found satisfactory except minor variations on account of credit notes issued to allottees by Omaxe Ltd and other adjustments.
- vi. As per section 4(2) (1)(D) of RERA Act 2016, amount which can be withdrawn from the registered bank account should be in proportion of the development work completed by the party and for this party has provided us the CA certificate, architects report and engineer's certificate and on the basis of above documents verified by us, it is observed that the amount is withdrawn in proportion of the work completed as certified by the CA, architects and engineer.  
  
As per section 4(2)(L)(D) of RERA Act 2016 the promoter is required to get his accounts audited within six months after the end of every financial year by the statutory auditor of the promoter's enterprise and produce the report on the statement of accounts on project fund utilization and withdrawal by promoter in format 5, which was not available at the time of audit and therefore the same was not produced before us.
- vii. Work completed is more than 80 % as per the architect's report/engineers report provided to us and the work done is duly supported by the photographs which are attached with this report.
- viii. The party has not provided the list of surrendered/ resumed/cancelled/restored plots at the time of audit and hence not able to comment.



- ix. The party has provided us the CA certificates which states that the amount withdrawn from the bank for this project is more than 70% of the total receipts from sale of plots/flats. Whereas in absence of complete books of accounts/ vouchers, we are unable to comments on authenticity of each and every transaction of amount withdrawn from the state Bank of India (00000036273534161, SBIN0004298) registered with RERA for this project.
4. After consideration, Authority decided that a copy of audit report be sent to promoter for his comments as to why complete books of accounts have not been provided to CA firm. Promoter should also submit the details of bank account i.e. amount collected from allottees, amount invested in project and balance amount in account.
5. After receipt of comments by promoter, extension case will be considered.
6. Adjourned to 12.02.2024.
7. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



*an*  
5/1/24

True copy

*[Signature]*

Executive Director,  
HRERA, Panchkula

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

*CA (Surbhain)*