



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 28.08.2024.

Item No. 263.24

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

Promoter: Omaxe Limited.

Project: "Project Area 2.80 Acre Commercial Colony" situated in Sector-3, 3A and 14, Tehsil Bahadurgarh, District Jhajjar.

Reg. No.: Registration No. 167 of 2017 dated 29.08.2017 valid upto 31.12.2021 (extension granted upto 30.06.2023).

Present: Mr. Kamal Dahiya, Ld. Counsel for the developer and Ms. Ritu Gupta.

1. The subject cited case was heard by the Authority on 17.07.2023 vide item no. 219.16 wherein Authority had decided that Audit of the project be got done from empannelled CA firm. Cost of audit will be borne by promoter and 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 Anuj Goyal Associates were appointed as auditor in the present matter. A public notice dated 08.08.2023 was published in the newspapers for inviting objections for allowing continuation of registration. No objections have been received from general public in view of the above.
3. Vide letter dated 29.01.2024, M/s Anuj Goyal Associates submitted audit report which was placed before the Authority in its meeting held on 07.02.2024. The Authority decided that CA report be sent to promoter for their comments. Promoter should submit CA



certificate, Engineer Certificate and photographs of development works carried out. Resolution plan for completion of project be also submitted. Promoter be personally present on next date of hearing. Authority observed that report of CA is not in order, hence, he should be asked to re-submit the report in terms of letter dated 11.08.2023 of the Authority. The matter was Adjourned to 03.04.2024.

4. On 10.04.2024, since no reply was received from the promoter, the matter was further adjourned to 29.05.2024.

5. Vide letter dated 09.05.2024, Auditor requested to specify the points/issues on which Authority seeks to revisit the report because according to him, it is in accordance with the appointment letter and is based on the document produced before them during the course of Audit. On the other hand, the promoter vide letter dated 14.05.2024 submitted CA certificate, Engineer certificate and photographs of the project.

6. The above was considered by the Authority in its meeting held on 29.05.2024 wherein Authority decided that CA certificate, Engineer Certificate and Architect certificate be submitted in prescribed proforma. Quarter wise resolution plan for completion of the project be submitted.

7. Now, vide reply dated 16.08.2024, the promoter has submitted as under: -

- a. Architect certificate as on 30.06.2024, according to which almost 99% works have been completed.
- b. CA certificate dated 18.07.2024, according to which amount collected from the allottees since inception till 30.06.2024 is 42.99 Lakhs and has been withdrawn till 30.06.2024, out of which 70% amount is 30.09 lakhs and 30% amount is 12.90 Lakhs.
- c. Engineer certificate as on 30.06.2024, according to which 96.76% work has been done with reference to total estimated cost.



d. Resolution plan is not required as project is 100% complete. In support of the same the promoter has enclosed part completion dated 04.05.2017 for an area of 75.547 acres and occupation certificate of 36 no. of SCOs and further stated that balance 44 nos. of SCO are at final stage of grant of OC.

8. After consideration, Authority decided to grant extension of one year, i.e., up to 30.06.2024 under Section-7(3) of RERA Act, 2016. Authority further directed promoter to apply for continuation of registration for another year which has become due.

9. Adjourned to 06.11.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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17/9/24

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

LA (Shubham)