



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 11.09.2024.

Item No. 265.19

Regarding compliance of special condition imposed in the registered project.

Promoter: M/s Omaxe World Street Pvt. Ltd.

Project: "World Street Phase-3A" a commercial Plotted Colony on land measuring 7.793 acres situated in Sector 79 Faridabad.

Reg. No.: HRERA-PKL-FBD-473-2023 dated 14.07.2023 valid upto 25.08.2027.

Temp ID: RERA-PKL-1121-2022.

Present: Ms. Ritu Gupta, Authorized Representative through VC.

1. The Authority had registered the project namely "World Street Phase-3A" a commercial plotted colony on land measuring 7.793 acres situated in the revenue estate of village Bhatola, Sector 79 Faridabad, registered vide HRERA-PKL-FBD-473-2023 dated 14.07.2023 subject to special condition that the promoter shall deposit the outstanding EDC/IDC within 60 days of the issuance of this registration to the DGTCP, Haryana.

2. The matter was considered by the Authority on 11.12.2023 wherein following was observed:

"2. The applicant promoter vide reply dated 06.12.2023 has submitted copy of letter dated 31.08.2023 sent by Omaxe World Street Pvt. Ltd. to DTCP, Haryana wherein it has been mentioned that an amount of ₹1,93,60,000/- has been paid on account of full and final installment of IDC and an amount of ₹8,15,73,000/- has been paid on account of EDC on 29.08.2023 in license no. 131 of 2022. Copies of e-payment receipts have been annexed.

3. After consideration, Authority decided that deposit of IDC and EDC amount by M/s Omaxe World Street Pvt. Ltd. be got confirmed from DTCP Haryana as per condition of license."



3. In compliance of above order, letter dated 12.01.2024 and reminder dated 29.02.2024 has been sent to DTCP, Haryana, however no reply was received.

4. The promoter vide reply dated 24.01.2024, 25.01.2024 has enclosed e-payment receipt dated 20.01.2024 for an amount of ₹3,00,00,000/- (Three Crore Only) on account of installment of External Development Charge (EDC) in license no. 131 of 2022. It has been submitted by the promoter that department of Town & Country Planning approved and considered their EDC payment and separate online schedule dated 23.01.2024 also created reflecting outstanding EDC as 0.00 (Zero).

Further vide reply dated 08.02.2024, the promoter had submitted another e-payment receipt dated 05.02.2024 for an amount of ₹53,000/- on account of differential External Development Charge (EDC) in license no. 131 of 2022. It has been submitted that they have complied with special condition imposed in the registered project, so request has been made for deletion of special condition with intimation to DGTCP, Haryana.

5. The matter was then considered by the Authority on 10.04.2024 wherein it was decided that deposit of EDC/IDC by M/s Omaxe World Street Pvt. Ltd. be got confirmed from DTCP Haryana and the matter was adjourned to 05.06.2024. In compliance of said order another reminder dated 15.05.2024 was sent to DG, TCP, Haryana.

6. The matter was heard on 05.06.2024 wherein it was observed as under:
"6. Ld. CTP has informed that reply from DTCP has been received vide memo NO. 3348 dated 04.06.2024. Authority observes that EDC is to be paid in installments on due dates. As per DTCP letter an amount of ₹973.56 lacs is 'not yet due'. IDC has been fully paid. Hence, this may be monitored on quarterly basis.

7. Adjourned to 11.09.2024."

7. No further reply has been received from the promoter.

8. Ms. Ritu Gupta submitted that reply has been submitted in the registry on 09.09.2024. Authority ordered that reply be examined by Project Section and report submitted on next date of meeting.

9. Adjourned to 27.11.2024.



True copy

as per

11/11/24

Executive Director,
HRERA, Panchkula

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

LA (Asliina)