



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### COMPLAINT NO. (Suo-Motu) 2070 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

Omaxe World Street Private Limited

....RESPONDENT

**CORAM:**

**Parneet S Sachdev**

**Chairman**

**Nadim Akhtar**

**Member**

**Dr. Geeta Rathee Singh**

**Member**

**Chander Shekhar**

**Member**

**Date of Hearing:** 24.01.2024

**Hearing:** 2<sup>nd</sup>

**Present: -** Sh. Nirvaan, on behalf of respondent through video conference

### **ORDER (PARNEET S SACHDEV - CHAIRMAN)**

Present suo-motu complaint was registered against the respondent promoter for changing the RERA bank account from the existing Yes Bank Account Number 001672500000249 to Kotak Mahindra Bank Account Number 3248471649 of a real estate project of a Commercial Plotted Colony on land measuring 11.24 acres namely "World Street Phase-3" situated in the revenue estate of village Bhataula

Sector-79, Faridabad registered vide Registration No. HRERA-PKL-FBD-315-2022 dated 01.06.2023 valid upto 19.08.2026.

2. A show cause notice dated 21.09.2023 was issued under Section-35 of The RERA Act, 2016 as to why penalty under Section-61 of The RERA Act, 2016 be not imposed for changing the RERA account and obtaining loan without the permission of the Authority. The respondent was also directed to submit detail of balance amount in old account of Yes Bank and the new account in Kotak Mahindra Bank duly supported by CA Certificate.

3. The respondent did not file any separate reply to the show cause notice however, in agenda matter the respondent vide letter dated 10.10.2023 has submitted bank statement of old account in Yes Bank and new account in Kotak Mahindra Bank for the period 01.07.2023 to 27.09.2023. The promoter has also submitted CA certificate dated 09.10.2023 which states that the amount collected from the allottees from inception till 30.09.2023 is ₹8,834.44 lacs and amount withdrawn from the particular account till 30.09.2023 is ₹8,834.44 lacs.

The CA certificate also states that the company has changed its RERA bank accounts from Yes Bank to Kotak Mahindra Bank. However, until 30.09.2023, all customer collections were being credited to Yes Bank 100% RERA Account no. 001672500000249 and through automatic mandate transfer 70% of the collections to the Kotak Mahindra 70% RERA Account no. 3248471649. Further, all

collections will be made in Kotak Mahindra 100% RERA Account no. 3248471632 only.

4. After considering the same, the Authority vide its order dated 18.12.2023 vide item no. 236.16 directed the respondent to submit details of amount in 100% and 70% bank accounts from the date of registration till date as well as loan taken from the bank along with letter of sanction of loan.


5. The promoter has not submitted any reply to the above mentioned observations till date. Hence, promoter is directed to show cause as to why penalty U/s 61 read with Section 63 be not imposed for contravention of the provisions of the Act and not complying with the orders of the Authority.

6. Adjourned to 08.05.2024.

  
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Chander Shekhar  
Member

  
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Dr. Geeta Rathee Singh  
Member

  
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Nadim Akhtar  
Member

  
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Parneet S Sachdev  
Chairman