



## 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

<b>CORAM:</b>	<b>Parneet S Sachdev</b>	<b>Chairman</b>
	<b>Nadim Akhtar</b>	<b>Member</b>
	<b>Chander Shekhar</b>	<b>Member</b>

**Date of Hearing:** 14.08.2024

**Hearing:** 4<sup>th</sup>

**Present: -** Sh. Kamal Dahiya, counsel for the respondent  
Ms. Ritu Gupta, representative of respondent through video conference

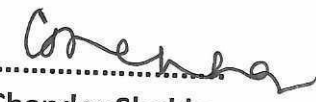
### ORDER (PARNEET S SACHDEV - CHAIRMAN)

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


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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 matter was last considered by the Authority on 08.05.2024 wherein it was observed that that since the respondent has changed its bank account without the permission of the Authority, it has violated the provisions of the Act and hence is liable for penalty under Section 61 of the Act. Therefore, respondent was burdened with a penalty of ₹3,00,000/- to be paid before the next date of hearing.
4. Sh. Kamal Dahiya, learned counsel for the respondent sought time to file detailed reply in the matter.
5. Adjourned to 13.11.2024.

  
Chander Shekhar  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman