HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2069 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: 13.11.2024

Hearing: 5th

Present:- Sh. Kamal Dahiya, counsel for the 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 1666300000092 to Kotak Mahindra Bank Account Number 3248470840 of a real estate project of a Commercial cum Residential Colony on land measuring

28384.54 sq. mtrs. situated in Village Bhatola Sector-79, Faridabad registered vide Registration No. 129 of 2017 dated 28.08.2017 valid upto 31.12.2027.

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 RERD 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. When the matter was heard on 11.12.2023, no one appeared nor any reply was filed. Therefore, Authority granted last opportunity to the respondent to comply with the orders of the Authority failing which Authority will be constrained to impose penalty U/s 61 read with Section 63 of the Act for contravention of the provisions of the Act and non-compliance of the orders of the Authority.

4. The respondent did not file any separate reply to the show cause notice however, in agenda matter the promoter filed its reply which was considered by the Authority in its meeting held on 18.12.2023.

5. The matter was last considered by the Authority on 03.07.2024 wherein it was observed 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.

6. Today, Sh. Kamal Dahiya, learned counsel for the respondent sought time to file detailed reply in the matter.

7. Adjourned to **15.01.2025.**

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member	Parneet S Sachdev Chairman

Haryana Real Estate Regulatory Authority • Panchkula •