HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2072 of 2023

HRERA, Panchkula ...COMPLAINANT

VERSUS

Omaxe World Street Private Limited ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	NadimAkhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 26.03.2025

Hearing: 7th

Present: Adv. Tarun Ranga, counsel for the respondent promoter.

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 1666300000115 to Kotak Mahindra Bank Account Number 3248471625 of a registered real estate project of a commercial colony on land measuring 4105.23

sq. mtrs. situated in Village Bhatola Sector-79, Faridabad, Haryana registered vide Registration No. 76 of 2017 dated 21.08.2017 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 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 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. On 13.11.2024, Sh. Kamal Dahiya, learned counsel for the respondent sought time to file detailed reply in the matter.

5. On the last date of hearing i.e., 15.01.2025, neither any reply was filed by the respondent nor penalty deposited. The Authority decided to adjourned the matter to 26.03.2025 granting last opportunity to the respondent to deposit the above said penalty failing which RERA rate of interest shall be imposed.

6. Today, learned counsel Sh. Tarun Ranga, informed that he is appearing for the first time and has been instructed and authorised to appear and his memo of appearance has been filed in the registry of the Authority. Learned counsel requested to adjourn the matter to some other suitable date in the interest of justice. In view of above, Authority decided to adjourn the matter to 14.05.2025 and directed the Promoter to submit its reply at least one week before the next date of hearing. The Authority also directs the respondents to deposit the said penalty along with interest at the rate of SBI's highest marginal cost of lending rate (MCLR) + 2% as per Rule 15 of the RERA Rules, 2017 before the next date of hearing.

6. **Adjourned to 14.05.2025**

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