



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2445 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

Omaxe World Street Private Limited

....RESPONDENT

CORAM: Parneet S Sachdev
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member

Date of Hearing: 11.03.2026

Hearing: 10th

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 IDBI Bank Account Number 0632102000015190 to Kotak Mahindra Bank Account Number 3248470871 and obtaining loan without the permission of the Authority for a real estate project of a Commercial Colony on land measuring 7.793 acres

situated in Village Bhatola Sector-79, Faridabad registered vide Registration No. RERA-PKL-FBD-473-2023 dated 14.07.2023 valid upto 25.08.2027.

2. The matter was 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/Rule and Regulations made thereunder and hence is liable for penalty under Section 61 of the Act. Accordingly, respondent was burdened with a penalty of ₹3,00,000/- to be paid before the next date of hearing.
3. As, the complainant did not deposit the aforesaid penalty within the stipulated time, on 26.03.2025, the Authority directed the Promoter 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.
4. Pursuant thereto, on 28.01.2026, Authority grants last opportunity to the Promoter to deposit the penalty of ₹3 Lacs along with the rate of interest as per Rule 15 of Haryana Real Estate (Regulation and Development) Rules, 2017 failing Authority shall be constrained to initiate coercive action against the respondent on the next date of hearing.
5. Now, vide reply dated 17.02.2026, the promoter has informed that penalty of ₹3 Lacs along with interest as per Rule 15 of Haryana Real Estate (Regulation

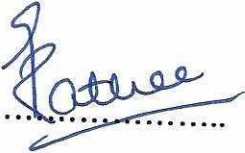


and Development) Rules, 2017 i.e., 33,300/- has been deposited in the Authority.

6. In view of the above, today, the Authority discharges the show cause notice dated 02.11.2023 issued to respondent. The Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication in the corresponding Agenda Matter.

7. No 'RERA Account' shall subsequently be changed by the Promoter without the prior permission of the Authority.

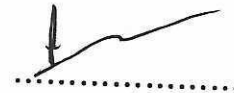
8. **Disposed of.** File be consigned to record room after issuance of orders.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman