



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.01.2025.

Item No. 276.03

(ii) Promoter: Omaxe World Street Private Limited.

Project : “New Singapore” – a Commercial colony (under mix land use) for an additional area measuring 11.59 acres (in addition to licence no. 17 of 2012, 62 of 2021, 51-52 of 2017) in the revenue estate of village Bhatola in commercial Sector-79, Faridabad, Haryana.

Temp ID : RERA-PKL-1594-2024

Present: Adv. Tarun Ranga, counsel for the promoter and Sh. Jyoti Sidana, representative of the promoter.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License no. 24 of 2023 dated 06.02.2023 valid upto 05.02.2028 has been granted in favour of Omaxe World Street Pvt. Ltd. in collaboration with Omaxe World Street Pvt. Ltd. and License no. 133 of 2022 dated 26.08.2022 valid upto 25.08.2027 has been granted in favour of P.P. Devcon Pvt. Ltd. and Omaxe World Street Pvt. Ltd. in collaboration with Omaxe World Street Pvt. Ltd for setting up of a Commercial colony (under mix land use) for an additional area measuring 11.59 acres (in addition to licence no. 17 of 2012, 62 of 2021, 51-52 of 2017) in the revenue estate of village Bhatola in commercial Sector-79, Faridabad, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 10.01.2025:

- i. Application form not finally submitted online.
- ii. Names of the Directors mentioned in Rep-I is not in consonance with the name of Directors mentioned at MCA website.
- iii. Address of the person who would be operating RERA account has not been provided.
- iv. Rep-I Part-G is not complete.



- v. Details of computation of registration fee be submitted so that deficit fee if any could be computed.
 - vi. Since the building plans of the project have been revised, consent of 2/3rd allottees be submitted.
 - vii. Letter approving the revised building plans be submitted.
 - viii. Since the license has been granted in favour of P.P. Devcon Pvt. Ltd. and Omaxe World Street Pvt. Ltd. in collaboration with Omaxe World Street Pvt. Ltd., no arrangement between landowner/licensee and developer by way of registered collaboration agreement and power of attorney has been submitted by the promoter. Authority of the promoter i.e Omaxe World Street on behalf of P.P. Devcon to apply for registration has not been submitted.
 - ix. Legible copies of layout plan, demarcation plan and zoning plan be submitted.
 - x. Sh. Pavan Agrawal, Director of company has signed as authorised signatory/Director.
 - xi. No default CA certificate is neither in prescribed format nor submitted in original.
 - xii. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
 - xiii. Copies of Bilateral agreement and LC-IV have not been enclosed with the license.
 - xiv. REP-II is not in order.
 - xv. Page 33 of the registration file is blank (unsigned).
 - xvi. Proposed area to be registered be marked on the site plan.
3. The promoter has not filed any reply to the above mentioned deficiencies.
4. Today, Sh. Tarun Ranga and Sh. Jyoti Sidana stated that they are filing fresh application (A-H form) for registration of present project and requested that documents submitted with present temp ID be considered along with new application.
5. The Authority observes that since the deficiencies have not been complied by the promoter, therefore, the Authority decides to return the present application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges. Since the project is not registered with RERA, therefore, the promoter is directed not to advertise, book, sell any unit in the project.

6. **Disposed of.**



True copy

[Handwritten signature]
6/2/25

[Handwritten signature]
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Ashima)