



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.02.2025.

Item No. 278.03

(iv) **Promoter:** Omaxe World Street Private Limited.

Project : "New Singapore" – a Commercial colony (under mix land use) for an additional area measuring 11.59 acres having an FAR of 59396.238 sq.mtrs (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-1617-2025

Present: Adv. Tarun Ranga, authorized representative of the promoter and Sh. Jyoti Sidana, authorized 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 having an FAR of 59396.238 sq.mtrs (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 31.01.2025:



- i. The name of the Director at MCA website, in the board resolution and Rep-II has been mentioned as Mr. Pavan Agarwal, whereas name mentioned in REP-I is Pavan Agrawal and he has also signed as Pavan Agrawal.
- ii. The signatures of Director in REP-I and rest of the enclosures with the file are not matching.
- iii. Name of another directors mentioned at MCA website is 'Shashank Agarwal' and 'Jimmy Dung' whereas in REP-I it has been mentioned as 'Shanshank Agrawal' and 'Jimmy Dang'.
- iv. Mobile numbers of all the Directors of the company mentioned in Rep-I Part-A are same.
- v. Total licensed area, proposed FAR of the project and date of grant of license mentioned in REP-I Part-B is incorrect.
- vi. Entry of license has not been made in the revenue record.
- vii. Land utilization table in REP-I Part-C is incorrect.
- viii. Date of approval of building plans in REP-I part-E is incorrect.
- ix. Since the building plans of the entire project have been revised, consent of 2/3rd existing allottees be submitted.
- x. Proposed area to be registered has been marked on phasing plan and not on approved site plan.
- xi. No default CA certificate is not in original.
- xii. The land owned/licensed to P.P Devcon Pvt. Ltd. is 53K-5M, whereas collaboration agreement has been executed for an area measuring 46K-2M.
- xiii. Joint undertaking of landowner/licencees states that 6% revenue share shall be paid from 30% RERA account on quarterly basis. However, the time by which said amount will be paid has not been specified. The joint undertaking has also not been submitted in original.
- xiv. Clauses 30 and 33 of the collaboration agreement are contradictory making the agreement revocable. A condition in this regard will have to be imposed in the registration certificate, if granted.
- xv. As per clause 28 of the collaboration agreement executed between the parties, the owner shall be responsible to execute and register the conveyance deeds.
- xvi. Promoter should submit a brief note stating its technical capacity to develop this project.



3. The promoter vide replies dated 29.01.2025, 04.02.2025 and 05.02.2025 has complied with the above mentioned deficiencies.
4. After examination, the Authority found the project fit for registration subject to the following special conditions
- (i) The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - (ii) The promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - (iii) The promoter shall submit documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.
 - (iv) Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - (v) Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - (vi) That as per the joint undertaking dated 05.02.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - (vii) Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - (viii) That as per the joint undertaking dated 05.02.2025, the share of the land owners/licensees (6% of the revenue/sale proceeds) shall be paid from 30% RERA



account and the same shall be passed to them upto 15th day of month of each preceding Quarter.

- (ix) No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- (x) The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
5. Office is directed to make necessary corrections in REP-I (A-H) as per replies dated 04.02.2025 and 05.02.2025.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

11/2/25

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

LA (Ashima)