



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 04.06.2025.

Item No. 289.03

(iv) **Promoter:** Omaxe Forest SPA & Hills Developers Ltd.

Project : "Omaxe New Palwal Phase - 1" An Affordable Residential Plotted Colony to be developed on land measuring 9.19 acres situated in Village Palwal, Sector – 11 & 14, Palwal.

Temp ID : RERA-PKL-1690-2025

Present: Sh. Manoj Singhal Authorized representative of the Promoter.

1. This application is for registration of a new project "Omaxe New Palwal Phase - 1" an Affordable Residential Plotted Colony to be developed over land measuring 9.19 acres situated in the revenue estate of Village Palwal, Sector – 11 & 14, Palwal. License No. 30 of 2025 dated 21.03.2025 valid upto 20.03.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the Promoter vide letter dated 28.05.2025:

- i. Authorization letter is not in proper format.
- ii. Non Default Certificate is not in order and CA Certificate Performa A to II are not in original form.
- iii. Payment Plan to be submitted.
- iv. Permissible FAR and FAR proposed to be utilized in the project mentioned in REP – I Part – B are not correct.
- v. The Promoter should inform whether an entry of the license has been made in the revenue records.
- vi. Figures of estimated cost of internal development works in REP I (Part C) do not seem to be in order.




- vii. Zoning Plan of the project has not been enclosed (incorrect statement in REP -I Part E).
- viii. MCA website shows unsatisfied charges of Rs. 480 crores. It may be clarified if this amount raised against the present project.
3. The promoter vide reply dated 03.06.2025 and 04.06.2025 has complied with all the above deficiencies.
4. After consideration, the Authority finds 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. 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.
 - III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.218 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - V. 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 instalments of the loan received, shall be credited into the 70% RERA Bank Account.
 - VI. 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.
 - VII. Promoter shall submit documents showing entry of licence in the revenue records within 30 days of issuance of registration.



4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy


Executive Director,
HIRERA, Panchkula

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

LA Vazra

