



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 12.11.2025.

Item No. 304.03

(xi) **Promoter:** Omaxe World Street Private Limited

Project: "LONDON STREET EXTENSION" a commercial colony (under mix land use) over an additional area measuring 2.74375 acres situated in the revenue estate of village Bhatola in commercial Sector-79, Faridabad

Temp ID: RERA-PKL-1833-2025

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; "LONDON STREET EXTENSION" bearing license no. 134 of 2024 dated 04.11.2024 which is valid upto 03.11.2029 granted by Town and Country Planning Department for setting up of a commercial colony (under mix land use) in favour of Omaxe World Street Pvt Ltd.
2. The application was examined and following observations were conveyed to the promoter on 07.11.2025:
 - i. The Payment Plan is not in order.
 - ii. Cashflow statement not submitted.
 - iii. An explanation should be provided as to how they will develop the project as the company has been suffering from losses for the last 3 years as per the Profit and Loss statement.
 - iv. No authorization as to who will advertise, market and execute the conveyance deed in the project.
 - v. There is a mismatch in the director's details provided by the promoter and the details available on the MCA website.



- vi. The name of the architect and engineering firm, along with their experience supervising the said construction, has not been submitted.
- vii. Specifications given in REP-I (Part H) are not specific.
- viii. PAN Card of company not submitted.
- ix. Permissible FAR mentioned in REP-I (Part B) is 150 whereas the proposed FAR is 161.36. A clarification in this regard would be required from the promoter as well as the Town and Country Planning Department;
- x. The application has been signed by two signatories – i.e. Director and Authorised Signatory/Director. The Authority and the signatures require authentication;
- xi. Registration fee will be computed after a clarification is received on the Permissible/achieved FAR;

3. The promoter has submitted the deficit documents on 11.11.2025 and 12.11.2025. Upon examination, it is observed that the promoter has complied with all the observations conveyed.

4. The Authority deems 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 units 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 (inches) (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 revised service plans/estimates of the total colony to the Authority immediately after their approval by Town & Country Planning Department.



- iv. 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.
 - v. Promoter shall obtain prior approval of the Authority before taking any loan/ financial assistance from any Bank/ Financial Institution against the said registered project.
 - vi. 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.
5. The office is directed to get the necessary corrections done in REP-I (Part A).
 6. Disposed of. File be consigned to record room after issuance of registration certificate

True copy




Executive Director,
HRERA, Panchkula

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

LA-Karunjeet

24/11

STP on leave