



**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 28.01.2026.

**Item No. 311.03**

- (v) **Promoter:** Omaxe World Street Private Limited.  
**Project:** "SCO PHASE-3 EXTENSION" a Commercial Plotted Colony to be developed over an additional area measuring 7.323 acres situated in the revenue estate of Village Bhatola in Commercial Sector-79, Faridabad.  
**Temp ID:** RERA-PKL-1917-2025.  
**Present:** Sh. Tarun Ranga (Counsel for Promoter).

1. This application is for registration of project - "SCO PHASE -3 EXTENSION", a Commercial Plotted Colony over an additional area measuring 7.32325 acres bearing licence no. 159 of 2025 dated 29.08.2025 valid upto 28.08.2030 (for 2.642 acres) granted in favour of Aradhya Real Estate Pvt. Ltd., Omaxe World Street Private Limited in collaboration with Omaxe World Street Private Limited & licence no. 158 of 2025 dated 29.08.2025 valid upto 28.08.2030 (for 4.68125 acres), in addition to already licence granted area measuring 11.24375 acres & 7.79375 acres (Licence No. 54 of 2021 & 131 of 2022) granted in favour of Omaxe World Street Private Limited, Abhas Realcon Pvt. Ltd., Anveshan Builders Pvt. Ltd. in collaboration with Omaxe World Street Private Limited situated in the revenue estate of Village Bhatola in commercial Sector-79, Faridabad.

2. The application was examined and following observations were conveyed to the promoter on 19.01.2026:

- i. A Joint undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.



- ii. A Joint undertaking from the promoter be sought that both the promoter and the licencees/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- iii. A Joint undertaking from the promoter be sought that both the promoter and the licencees/landowners shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. (as till date, the consideration between licensees and the promoter under Licence no. 158 is not disclosed by the promoter)
- iv. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- v. Collaboration Agreement between Omaxe World Street Pvt. Ltd., Abhas Realcon Pvt.Ltd. & Avneshan Builders Pvt. Ltd. be submitted.
- vi. Power of Attorney of Abhas Realcon Pvt.Ltd. & Avneshan Builders Pvt. Ltd. be submitted.
- vii. Based on the Income Tax Returns (ITRs) submitted by the Promoter, the entity has recorded sustained fiscal deficits for three consecutive financial years, with an accelerating trend in year-on-year losses. Consequently, the Promoter is required to submit a Financial Viability and Resource Mobilization Plan. This clarification must detail the specific mechanisms and liquidity sources intended to ensure the uninterrupted execution and timely completion of the project.
- viii. Page numbering are not in order.
- ix. Authorization Certificate at CP-52 is not in order.
- x. CP-127 & 128 not legible (Copy of Sale deed).
- xi. ITR of the company for the assessment year 2025-26 be submitted.
- xii. Agreement to sell is not in order.
- xiii. Allotment letter is not in order.
- xiv. Payment plan be submitted.
- xv. Cashflow statement be submitted.
- xvi. CA Certificate certifying that the REP-I (A to II) details be submitted.
- xvii. Copy of PAN Card of company be submitted.
- xviii. Whether the entry of licence has been made in revenue records or not.
- xix. No default certificate from CA be submitted.
- xx. Suo Motu complaint No. 2070 of 2023 in the project namely "WORLD STREET PHASE-3" registered vide "Registration No. HRERA-PKL-FBD-315-2022 Dated:



01.06.2022" is pending, vide which the Authority in its order dated 29.10.2025, directed the promoter to deposit the penalty of ₹3 Lacs along with interest and file a reply to the observations conveyed vide orders dated 10.07.2024 (in agenda proceeding) at least one week before the next date of hearing.

- xxi. Authorization to file RERA registration be submitted.
  - xxii. List of plots/SCO be provided, coming to the share of M/s Aradhya Real Estate Pvt. Ltd.
  - xxiii. As per the clause of Collaboration Agreement executed with Aradhya (the owners share mentions 35% of Developed Plotted area alongwith built up structure) whereas the registration is for a plotted commercial colony;
  - xxiv. REP-II mentions that the promoter has legal title to the land whereas the rights to the promoter and through a registered collaboration agreements;
3. The promoter vide replies dated 22.01.2026 and 28.01.2026 had complied with all the above-mentioned deficiencies. 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 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also 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% account 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 payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall obtain prior permission of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall also submit a copy of revised 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR



- code and RC number should also be affixed on the top-right corner 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. That as per the joint undertakings dated 22.01.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
  - ix. 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.
  - x. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
  - xi. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
  - xii. That as per the joint undertaking dated 28.01.2026, the share of the land owner/licensee i.e., M/s Abhas Realcon Pvt. Ltd. And M/s Anveshan Builders Pvt. Ltd. shall be (6% of the revenue/sale proceeds) paid from 30% RERA account and the same shall be passed to them on quarterly basis upto 15th day of concerning month.
  - xiii. That as per the joint undertaking dated 28.01.2026, the share of the land owner/licensee i.e., M/s Aradhya Real Estate Pvt. Ltd. shall be (22% of the revenue/sale proceeds) paid from 30% RERA account and the same shall be transferred to them on quarterly basis upto 15th day of concerning month.
4. The office is directed to update online the Payment Plan and REP-II as submitted vide reply dated 22.01.2026 and 28.01.2026.
5. On perusal of records, it is found that the Promoter is liable to pay penalty along with interest in the following Suo-Motu Complaints against the Promoter:

Sr. No.	Suo-Motu Complaint	Penalty and Interest
1.	2068-2023	₹ 3 Lacs + ₹ 33,300/-
2.	2069-2023	₹ 3 Lacs + ₹ 33,300/-
3.	2070-2023	₹ 3 Lacs + ₹ 33,300/- (Submitted vide reply dated 22.01.2026 to be adjusted with surplus registration fee deposited with this application.)
4.	2071-2023	₹ 3 Lacs + ₹ 33,300/-
5.	2072-2023	₹ 3 Lacs + ₹ 33,300/-
6.	2073-2023	₹ 3 Lacs + ₹ 33,300/-



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7.	2074-2023	₹ 3 Lacs + ₹ 33,300/-
8.	2075-2023	₹ 3 Lacs + ₹ 33,300/-
9.	2445-2023	₹ 3 Lacs + ₹ 33,300/-
	Total	₹ 26,66,400/-

The promoter has also to deposit Rs. 8 Lacs as cost imposed vide Agenda Items No. 287.14, 287.15, 287.16, 287.17, 287.18, 287.19, 287.20, 287.21 dated 14.05.2025. Therefore, a total sum amounting to Rs. 34,66,400/- has to be deposited by the Promoter. Though, the current project has been approved for registration, the registration certificate shall be issued only after the said amount has been deposited in the Authority.

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



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.



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