



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

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

Project: "Omaxe Residences" a Commercial Colony (Mix land use) to be developed over an area measuring 11.40625 acres situated in the revenue estate of Village Badauli & Bhatola in Sector-79, Faridabad.

Temp ID: RERA-PKL-1894-2025.

Present: Sh. Tarun Ranga (Counsel for Promoter).

1. This application is for registration of project - "Omaxe Residences", a Commercial Colony (Mix land use) over an area measuring 11.40625 acres situated in the revenue estate of Village Badauli & Bhatola in commercial Sector-79, Faridabad for which licence no. 113 of 2024 dated 08.08.2024 valid upto 07.08.2029, has been granted by Town and Country Planning Department, Haryana in favour of M/s Omaxe World Street Pvt. Ltd.

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

- i. 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.
- ii. Page numbering are not in order.
- iii. Authorization Certificate at CP-18 is not in order.



- iv. ITR of the company for the assessment year 2025-26 be submitted.
- v. Agreement to sell is not in order.
- vi. Allotment letter is not in order.
- vii. Payment plan be submitted.
- viii. Cashflow statement is not in order.
- ix. CA Certificate certifying that the REP-I (A to H) details be submitted.
- x. Copy of PAN Card of company be submitted.
- xi. No default certificate is not in order.
- xii. 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.
- xiii. Form REP-II is not on the ₹100/- stamp paper.
- xiv. REP-I Part-H is not in order.
- xv. Registration fee is deficit by ₹5,58,693/-.
- xvi. In REP-I Part-B, land area of the project is mentioned as 2779.37 sq. mtrs. whereas the area in Phasing plan is mentioned as 20469.703 sq. mtrs., a clarification regarding this be submitted.
- xvii. In REP-I Part-B, FAR proposed to be utilized in the project is mentioned as 25.94, a clarification regarding this be submitted.
- xviii. Submit a copy of approved Zoning plan;
- xix. No. of Towers be mentioned at Sr. No. 7(iv) of REP-I (Part-C);

3. The promoter vide replies dated 22.01.2026 and 28.01.2026 had complied with all the above-mentioned deficiencies and also requested to change the name of the project from "Omaxe Mayfair Phase I" to "Omaxe Residences". 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 take 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. 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 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.

4. The office is directed to update the name of the project in REP-I Part A from "Omaxe Mayfair Phase I" to "Omaxe Residences". Also, Payment Plan and REP-II be updated online 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 in Temp Id: 1917-2025)
4.	2071-2023	₹ 3 Lacs + ₹ 33,300/-
5.	2072-2023	₹ 3 Lacs + ₹ 33,300/-



6.	2073-2023	₹ 3 Lacs + ₹ 33,300/-
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 ₹. 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 ₹ 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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