



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 25.02.2026.

Item No. 314.03

(xi) **Promoter: OMAXE WORLDSTREET PRIVATE LIMITED.**

Project: "Omaxe World Mall" a Commercial Colony (Mix land use) over an additional area measuring 13.8777 acres (having an FAR of 1,25,863.11 Sq. Mtrs.) (in addition to license no. 113 of 2024) bearing licence no. 194 of 2025 dated 13.10.2025 valid upto 12.10.2030, situated in the revenue estate of Village Bhatola in commercial Sector-79, Faridabad

Temp ID: RERA-PKL-1945-2026.

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

1. This application is for registration of project - "Omaxe World Mall", a Commercial Colony (Mix land use) over an additional area measuring 13.8777 acres (in addition to license no. 113 of 2024) bearing licence no. 194 of 2025 dated 13.10.2025 valid upto 12.10.2030, situated in the revenue estate of Village Bhatola in commercial Sector-79, Faridabad granted in favour of M/s Omaxe World Street Pvt. Ltd.

2. Director, Town & Country Planning has approved the Site Plan vide Memo No. ZP-2230/AD(VK)/2025/48987 dated 23.12.2025 and Phasing Plan vide Memo No. ZP-2230/AD(VK)/2025/48416 dated 19.12.2025 (DRG No. DTCPI1732 dated 19.12.2025) of Commercial Colony (under Mix land use) measuring 32.19645 acres comprising of licence No. 113 of 2024 dated 08.08.2024, licence No. 157 of 2025 dated 28.08.2025 and licence No. 194 of 2025 dated 13.10.2025, falling in Sector-79, Faridabad being developed by M/s Omaxe World Street Pvt. Ltd.



3. The Promoter has applied for registration of Phase-IV of area measuring 9.437 acres having an FAR of 1,25,863.11 Sq. Mtrs @ 150%.
4. The application was examined and following observations were conveyed to the promoter on 23.02.2026:
- i. Authorization Certificate in favour of Sh. Jimmy Dung and Sh. Manoj Singhal at CP-162 is not in original and not signed by Sh. Jimmy Dung.
 - ii. ITR of the company for the assessment year 2025-26 be submitted.
 - iii. Payment plan be submitted. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
 - iv. Net Worth certificate of Company be submitted.
 - v. In REP-I Part-B, land area of the project is mentioned as 9.437 acres. Promoter should apply for FAR instead of land area. (showing proposed FAR and FAR to be registered in Sq. Mts.)
 - vi. Brief note on financial and technical capability of the promoter to develop the project has not been submitted.
 - vii. As per the phasing plan, there exists 5 Phases, Promoter should inform the registration status of each phase.
 - viii. A detailed list of total number of units (Floor wise) to be developed in the project be provided, along with carpet area.
 - ix. Site Plan of total scheme area 32.19645 acres has been submitted. Site Plan of the current project should be submitted incorporating description of floors, Ground coverage, FAR, Non-FAR, Carpet Area. After that registration fee can be calculated.
 - x. Approved site plan of 32.196 acres be submitted.
 - xi. Estimated Cost in Rep-I (Part C) incorrectly mentioned.
 - xii. Date of approval of layout plan and building plans incorrectly mentioned in Rep-I (Part C)
 - xiii. Expenditure to be made in each quarter incorrectly mentioned in Rep-I (Part C)
 - xiv. Affidavit-cum-undertaking at CP/470 mentions the area of the project as 7.323 acres- whereas it is 9.437 acres.
5. The promoter vide replies dated 24.02.2026 and 25.02.2026 have 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 units/apartments 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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. 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.
 - v. 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.
 - 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.
 - vii. 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.
 - viii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
6. The office is directed to update FAR in REP-1 Part B, Estimated Cost of Project, date of approval of Layout Plan and Building Plan, Expenditure to be made in each quarter in REP-I Part C as submitted vide reply dated 24.02.2026 and update Payment Plan as submitted vide reply dated 25.02.2026.
7. 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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