

REAL ESTATE REGULATORY AUTHORITY  
NCT of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
ShaheedBhagat Singh Marg, New Delhi-110001

No.F.1(182)/PR/RERA/04/2024/ 4769

Dated: 25/08/2025

FORM 'C'  
[See rule 5(1)]

REVISED REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as RE (RD) Act, 2016] to the following project under project registration number **DLRERA2024P0003**.

**Project: The Omaxe State**

**Location: Dwarka Sector 19B, New Delhi-110075.**

The project will be implemented by the World Street Sports Center Pvt. Ltd. and M/s Omaxe Ltd. as Co-promoters (herein after also referred jointly as Promoters).

2. This registration certificate is granted subject to the following conditions namely: -
- The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
  - The Promoters shall disclose all liabilities and encumbrances on the land for the project and the project, in writing to all its allottees;
  - The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of the Authority;



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- iv) The Promoters shall deposit seventy percent of the amounts realized by them from the allottees in a separate account to be maintained in a scheduled bank to cover the cost of land and construction only as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RE(RD) Act, 2016;
- v) The Promoters shall submit Commencement Certificate issued by the Competent Authority in terms of section 4(2)(c) of RE(RD) Act, 2016 within 45 days of issue of this Registration Certificate;
- vi) The Promoters shall post details of all litigations involving them on the website of the project and keep updating the same on quarterly basis;
- vii) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering the written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- viii) The Promoters shall not sell any shop, unit or space of size lessor than provided in the sanctioned plan and shall mention the carpet area of the unit for sale while marketing, booking or offering for sale any unit in the project.
- ix) The Promoters shall convey to all allottees, in 'Allotment letter' and 'Agreement for Sale' the following details
- a) Cost and carpet area of unit
  - b) Cost and carpet areas of exclusive balcony/ varandah areas/open terrace
  - c) Proportionate cost of common areas
  - d) Preferential location charges
  - e) Taxes
  - f) Maintenance charges upto the date of possession
  - g) Maps showing location of unit and parking slot
  - h) Parking areas and parking slot (s) if attached with unit;
  - i) Number of entrances, lifts and materials used/to be used in the project;
  - j) All common facilities proposed to be developed/developed as part of the project,



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- x) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xi) The Promoter shall advertise, market or sell the units/ space in the project only on carpet area basis.
- xii) The Promoter shall not give any assured return or concession by any other name except for rebate for pre-payment.
- xiii) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;
- xiv) The Promoters shall not accept any deposit or advance or application fee except as provided in Section 13(1) of the R.E.(RD) Act, 2016 before signing and registering the 'Agreement for Sale';
- xv) The Promoters shall not make any change in the 'Agreement for Sale' (appended with the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement of Sale) Rules, 2016) without the prior permission of the Authority;
- xvi) The Promoters shall execute a registered conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- xvii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xviii) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- xix) The Promoters shall complete the mandatory facilities as prescribed in their Agreement No. 08/EE/Sports Division-1/DDA/A/2022-23 within 36 months from the appointed date given by DDA.
- xx) This Registration Certificate shall be **valid upto 31.03.2029** or as extended by the Authority in accordance with the RE(RD) Act, 2016 and the rules made thereunder;



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- xxi) The Promoters shall submit Quarterly Progress Reports as per section 11 of the RE(RD) Act, 2016 detailing the physical and financial progress made on the project till date of acceptance of the Completion Certificate by this Authority. The first QPR shall stand due on 01/10/2025;
3. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoters including revoking the registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.
- 4 The previous Registration Certificate No. DLRERA2024P0003 issued on 07/04/2025 is hereby cancelled.



Real Estate Regulatory Authority for NCT of Delhi

*Rakesh Kumar*

(RAKESH KUMAR)  
DY. SECRETARY (RERA)

Dated: 25/08/2025

Place: New Delhi



REAL ESTATE REGULATORY AUTHORITY  
NCT of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
ShaheedBhagat Singh Marg, New Delhi-110001

No.F.1(182)PR/RERA/04/2024/1910

Dated: 07 April, 2025

1. The Project 'The Omaxe State' was provisionally registered as per Provisional Registration Certificate No. **DLRERA2024P0003** dated 21.06.2024 subject to terms and conditions detailed therein.
2. The Authority now considering the orders dated 19.3.2025 of Hon'ble Real Estate Appellate Tribunal, NCT of Delhi in Appeal No. 173/REAT/2024 hereby issues this Registration Certificate under Section 5 of the Real Estate (Regulation and Development) Act, 2016 with the condition that the Promoter shall submit to the Authority, the necessary certificate from the Pollution Control Authority within 45 days of the registration of the project.

FORM 'C'  
[See rule 5(1)]

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**REGISTRATION CERTIFICATE OF PROJECT**

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as RE (RD) Act, 2016] to the following project under project registration number **DLRERA2024P0003**.

**Project: The Omaxe State**

**Location: Dwarka Sector 19B, New Delhi-110075.**

1. The project will be implemented by the World Street Sports Center Pvt. Ltd. and M/s Omaxe Ltd. as Co-promoters (herein after also referred jointly as Promoters).



2. This registration certificate is granted subject to the following conditions namely: -

- i) The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
- ii) The Promoters shall disclose all liabilities and encumbrances on the land for the project and the project, in writing to all its allottees;
- iii) The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of the Authority;
- iv) The Promoters shall deposit seventy percent of the amounts realized by them from the allottees in a separate account to be maintained in a scheduled bank to cover the cost of land and construction only as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RE(RD) Act, 2016;
- v) The Promoters shall submit Commencement Certificate issued by the Competent Authority in terms of section 4(2)(c) of RE(RD) Act, 2016 within 45 days of issue of this Registration Certificate;
- vi) The Promoters shall submit the Pollution Clearance Certificate in respect of subject project issued by the Competent Authority within 45 days of issue of this Registration Certificate. The Promoter shall not commence any construction activity without receiving the approval from the Pollution Control Authority;
- vii) The Promoters shall post details of all litigations involving them on the website of the project and keep updating the same on quarterly basis;
- viii) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering the written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- ix) The Promoters shall not sell any shop, unit or space of size lessor than provided in the sanctioned plan and shall mention the carpet area of the unit for sale while marketing, booking or offering for sale any unit in the project.



- x) The Promoters shall convey to all allottees, in 'Allotment letter' and 'Agreement for Sale' the following details
- a) Cost and carpet area of unit
  - b) Cost and carpet areas of exclusive balcony/ varandah areas/open terrace
  - c) Proportionate cost of common areas
  - d) Preferential location charges
  - e) Taxes
  - f) Maintenance charges upto the date of possession
  - g) Maps showing location of unit and parking slot
  - h) Parking areas and parking slot (s) if attached with unit;
  - i) Number of entrances, lifts and materials used/to be used in the project;
  - j) All common facilities proposed to be developed/developed as part of the project.
- xi) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xii) The Promoter shall advertise, market or sell the units/ space in the project only on carpet area basis;
- xiii) The Promoter shall not give any assured return or concession by any other name except for rebate for pre-payment.
- xiv) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;
- xv) The Promoters shall not accept any deposit or advance or application fee except as provided in Section 13(1) of the R.E.(RD) Act, 2016 before signing and registering the 'Agreement for Sale';
- xvi) The Promoters shall not make any change in the 'Agreement for Sale' (appended with the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement of Sale) Rules, 2016) without the prior permission of the Authority;



- xvii) The Promoters shall execute a registered conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- xviii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xix) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- xx) The Promoters shall complete the mandatory facilities as prescribed in their Agreement No. 08/EE/Sports Division-1/DDA/A/2022-23 within 36 months from the appointed date given by DDA.
- xxi) This Registration Certificate shall be **valid upto 31.03.2029** or as extended by the Authority in accordance with the RE(RD) Act, 2016 and the rules made thereunder;
- xxii) The Promoters shall submit Quarterly Progress Reports as per section 11 of the RE(RD) Act, 2016 detailing the physical and financial progress made on the project till date of acceptance of the Completion Certificate by this Authority. The first QPR shall stand due on 01/07/2025;

3. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoters including revoking the provisional registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.



  
SATISH KUMAR CHHIKARA)  
SECRETARY

Dated: 07/04/2025

Place: New Delhi

REAL ESTATE REGULATORY AUTHORITY  
(For NCT OF DELHI)  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg,  
New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (182)/PR/RERA/2024/1687

Dated: 24/03/2025

FORM 'F'

**CERTIFICATE FOR EXTENSION OF PROVISIONAL REGISTRATION OF  
PROJECT**

This extension of Provisional registration is granted in terms of Authority's orders dated 20.12.2024, 16.01.2025, 28.01.2025, 04.02.2025, 19.02.2025 and 19.03.2025 under sections 6 of the Real Estate ( Regulation & Development) Act, 2016 to the following project :

"The Omaxe State" at Dwarka Sector 19B, New Delhi-110075 promoted by M/s Worldstreet Sports Center Limited and M/s Omaxe Ltd., as Co-promoters was registered by this Authority vide Provisional Project Registration certificate bearing No. DLRERA2024P0003

2. The validity of Provisional registration is extended until 26.03.2025 subject to the conditions specified in Provisional Registration Certificate No. F. 1(182)PR/RERA/04/2024/1686 dated 21.06.2024 (DLRERA2024P0003) and the Certificate for extension of Provisional Registration of project dated 02.01.2025.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated:  
Place: New Delhi



(SATISH KUMAR CHHIKARA)  
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

REAL ESTATE REGULATORY AUTHORITY  
(For NCT OF DELHI)

2<sup>nd</sup> Floor, Shivalji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg,  
New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 ( 182)//PR/RERA/2024/ 59

Dated: 02/01/2025

FORM 'F'

CERTIFICATE FOR EXTENSION OF PROVISIONAL REGISTRATION OF  
PROJECT

This extension of Provisional registration is granted in terms of Authority's orders dated 18.12.2024 under sections 6 of the Real Estate ( Regulation & Development) Act, 2016 to the following project :

"The Omaxe State" at Dwarka Sector 19B, New Delhi-110075 promoted by M/s Worldstreet Sports Center Limited and M/s Omaxe Ltd., as Co-promoters was registered by this Authority vide Provisional Project Registration certificate bearing No. DLRERA2024P0003

2. This extension in validity of Provisional registration is granted subject to the conditions specified in Provisional Registration Certificate No. F. 1(182)PR/RERA/04/2024/1686 dated 21.06.2024 (DLRERA2024P0003) and following further conditions, namely:-

- (i) The promoters shall execute and register a conveyance deed in favour of the allottee or the association of the allottee, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 of RE (RD) Act, 2016;5366
- (iii) The registration shall stand extended until 15.01.2025.
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 02/01/2025  
Place: New Delhi



(SATISH KUMAR CHHIKARA)  
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

REAL ESTATE REGULATORY AUTHORITY

(For NCT OF DELHI)

2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,

Shaheed Bhagat Singh Marg,

New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (182)/PR/RERA/2024/4272

Dated: 06/11/2024

FORM 'F'

**CERTIFICATE FOR EXTENSION OF PROVISIONAL REGISTRATION OF PROJECT**

This extension of Provisional registration is granted in terms of Authority's orders dated 05.11.2024 under sections 6 of the Real Estate ( Regulation & Development) Act, 2016 to the following project :

"The Omaxe State" at Dwarka Sector 19B, New Delhi-110075 promoted by M/s Worldstreet Sports Center Limited and M/s Omaxe Ltd., as Co-promoters was registered by this Authority vide Provisional Project Registration certificate bearing No. DLRERA2024P0003

2. This extension in validity of Provisional registration is granted subject to the conditions specified in Provisional Registration Certificate No. F. 1(182)PR/RERA/04/2024/1686 dated 21.06.2024 (DLRERA2024P0003) and following further conditions, namely:-

- (i) The promoters shall execute and register a conveyance deed in favour of the allottee or the association of the allottee, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of RE (RD) Act, 2016;5366
- (iii) The registration shall stand extended until 30.11.2024.
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated:

Place: New Delhi

  
(SATISH KUMAR CHHIKARA)  
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi



REAL ESTATE REGULATORY AUTHORITY  
NCT of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
ShaheedBhagat Singh Marg, New Delhi-110001

RE-1(182)PR/RERA/04/2024/1686

Dated: 21/06/2024

FORM 'C'  
[See rule 5(1)]

**PROVISIONAL REGISTRATION CERTIFICATE OF PROJECT**

This provisional registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as RE(RD)Act.2016] to the following project under project registration number **DLRERA2024P0003**.

Project: **The Omaxe State**

Location: **Dwarka Sector 19B, New Delhi-110075.**

1. The project will be implemented by the **World Street Sports Center Pvt. Ltd. and M/s Omaxe Ltd. as Co-promoters (herein after also referred jointly as Promoters)**.
2. This provisional registration certificate is granted subject to the following conditions namely: -
  - i) The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
  - ii) The Promoters shall disclose all liabilities and encumbrances on the land for the project and the projects, in writing to all its allottees;
  - iii) The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of the Authority;
  - iv) The Promoters shall deposit seventy percent of the amounts realized by them from the allottees in a separate account to be maintained in a scheduled bank to cover the cost of land and construction only as per sub-clause (D) of clause (l) of sub-section (2) of section 4 of the RE(RD) Act, 2016;



- v) The Promoters shall submit a letter showing last date of validity of the Goods for Construction Drawings or Sanctioned Plans issued by the Competent Authority i.e. DDA within 30 days of issue of this Provisional Registration Certificate;
- vi) The Promoters shall submit Commencement Certificate issued by the Competent Authority in terms of section 4(2)(c) of RE(RD) Act, 2016 within 45 days of issue of this Provisional Registration Certificate;
- vii) The Promoters shall submit the Environment Clearance and Pollution Clearance Certificate in respect of subject project issued by the Competent Authorities within 45 days of issue of the Provisional Registration Certificate;
- viii) The Promoters shall post details of all litigations involving them on the website of the project and keep updating the same on quarterly basis;
- ix) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering the written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- x) The Promoters shall not sell any shop, unit or space of size lessor than provided in the sanctioned plan;
- xi) The Promoters shall convey to all allottees, in writing details of
- a) Parking areas and parking slot (s) if attached with unit;
  - b) Number of entrances, lifts and materials used/to be used in the project;
  - c) All common facilities proposed to be developed/developed as part of the project;
- xii) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xiii) The Promoters shall mention in Allotment Letter, the carpet area of the shop or unit or space, area of exclusive balcony, varandah, and area of terrace if any, in square feets and the cost of unit per square feet on carpet area basis;
- xiv) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;

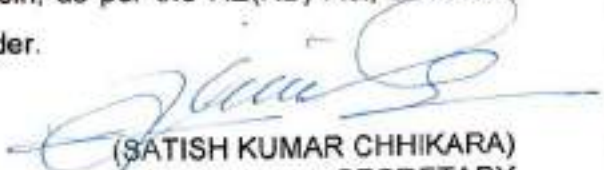


- xv) The Promoters shall not accept any deposit or advance or application fee except as provided in Section 13(1) of the R.E.(RD) Act, 2016 before signing and registering the 'Agreement for Sale';
- xvi) The Promoters shall not make any change in the 'Agreement for Sale' (appended with the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement of Sale) Rules, 2016) without the prior permission of the Authority;
- xvii) The Promoters shall execute a registered conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- xviii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xix) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- xx) The Promoters shall complete the mandatory facilities as prescribed in their Agreement No. 08/EE/Sports Division-1/DDA/A/2022-23 within 36 months from the appointed date given by DDA.
- xxi) This Provisional Registration Certificate shall be **valid for 45 days i.e. upto 04/08/2024** or as extended by the Authority in accordance with the RE(RD) Act, 2016 and the rules made thereunder;
- xxii) The Promoters shall submit Quarterly Progress Reports as per section 11 of the RE(RD) Act, 2016 detailing the physical and financial progress made on the project till date of acceptance of the Completion Certificate by this Authority. The first QPR shall stand due on 01/07/2024;
3. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoters including revoking the provisional registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.

Dated: 21/06/2024

Place: New Delhi



  
(SATISH KUMAR CHHIKARA)  
SECRETARY

SATISH KUMAR CHHIKARA  
Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
2nd Floor, 25th Mile, Connaught Place,  
Shahbad Khasra, New Delhi-110054

REAL ESTATE REGULATORY AUTHORITY  
(For NCT OF DELHI)  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg,  
New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (182)/PR/RERA/2024/14169

Dated: 29/10/2024

FORM 'F'

CERTIFICATE FOR EXTENSION OF PROVISIONAL REGISTRATION OF PROJECT

This extension of Provisional registration is granted in terms of Authority's orders dated 05.08.2024, 07.08.2024 and 26.09.2024 under sections 6 of the Real Estate ( Regulation & Development) Act, 2016 to the following project :

"The Omaxe State" at Dwarka Sector 19B, New Delhi-110075 promoted by M/s Worldstreet Sports Center Limited and M/s Omaxe Ltd., as Co-promoters was registered by this Authority vide Provisional Project Registration certificate bearing No. DLRERA2024P0003

2. This extension in validity of Provisional registration is granted subject to the conditions specified in Provisional Registration Certificate No. F. 1(182)PR/RERA/04/2024/1686 dated 21.06.2024 (DLRERA2024P0003) and following further conditions, namely:-

- (i) The promoters shall execute and register a conveyance deed in favour of the allottee or the association of the allottee, as the case may be, of the apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 of RE (RD) Act, 2016;5366
- (iii) The registration shall stand extended until 05.11.2024
- (iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 29/10/24  
Place: New Delhi

  
SATISH KUMAR CHHIKARA  
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

