



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 13.11.2024.

Item No. 269,24

Updation of PAN Card Number.

Promoter: Sh. Rajesh Lamba S/o Sh. Suresh Lamba.

Project: "Indravati Enclave" an affordable residential plotted colony under DDJAY-2016 over an area measuring 16.393 acres situated in Village Shekhpura, Sector-4, Hansi, Hisar.

Reg. No.: HRERA-PKL-HSR-514-2023 dated 30.10.2023 valid upto 31.12.2027.

Temp ID: 1274 of 2023

1. A letter has been received vide PUC dated 22.12.2023 in which the promoter has submitted a copy of PAN Card bearing no. AAJFI9850P and requested to update the same in the record.
2. It is pertinent to mention that the PAN Card in Registration Certificate bears No.ABNPL0585H which is in the name of the individual licensee Sh.Rajesh Lamba and now the PAN submitted is in the name of 'Indravati Enclave' i.e the name of the affordable plotted Colony which was granted registration vide No.HRERA-PKL-HSR-514-2023 dated 30.10.2023.
3. Vide orders of the Authority dated 10.01.2024, the Authority observed that PAN Card should be in the name of licensee/promoter and adjourned the matter to 28.02.2024.
4. Vide letter dated 31.01.2024, Sh.Rajesh Lamba informed that they have opened a bank account in the name of Indravati Enclave i.e. name of the project and submitted the following details:



- i. Account No. 50200081469658 (Main Account 30%)
- ii. Account No. 502000814696126 (RERA Account 70% which is already given in A-H form when applied for registration of the project)
- iii. Account No. 99963000000999 (Main Current Account)

The promoter also informed that the all the above mentioned accounts are in HDFC Bank, Hansi and they are receiving payment from allottees in account of Indravati Enclave .

5. The Authority in its meeting held on 07.02.2024 observed that the applicant has not replied to the observations of the Authority dated 10.01.2024 and directed that applicant should be personally present on the next date of hearing i.e. 03.04.2024.
6. Further in its meeting held on 10.04.2024, the Authority decided to impose a cost of Rs. 50,000/- on the promoter. Last Opportunity was granted to the promoter to be personally present on the next date of hearing failing which show cause under Section-35 read with Section-63 of the RERD Act,2016 will be issued i.e. 29.05.2024
7. On 29.05.2024, Authority decided that promoter Sh. Rajesh Lamba should submit a request letter for permission to change the Bank Accounts. Thereafter, open three Bank Account in his own name instead of "Indravati Enclave".
8. Promoter vide reply dated 29.05.2024 informed that Account No. 50200081636126 HRERA, A/c 50200081469658 MCA, A/c No. 99963000000999 IDW A/c are opened in the name of "Indravati Enclave". It is requested to grant permission to close these accounts and open new accounts in the name of Promoter Sh. Rajesh Lamba.
9. Vide Reply dated 06.08.2024 and 08.08.2024, the promoter informed that the following Bank Accounts have been opened in the name of Sh. Rajesh Lamba in HDFC Bank, Hansi :
 - i. Account No. 50200098912698 (RERA 70% Account)
 - ii. Account No. 50200098731489 (30% Account)
 - iii. Account No. 50200098400445 (Main Account)The IFSC of the said Bank Accounts is HDFC0001731 and MIRC Code: 125240802
10. The Promoter has also deposited cost of Rs. 50,000/- imposed on 10.04.2024. Promoter also informed that Account No. 50200081636126 HRERA, A/c 50200081469658



MCA, A/c No. 9996300000999 IDW A/c which were opened in the name of "Indravati Enclave" have been closed.

11. The Authority in its meeting held on 04.09.2024 vide Item No. 264.22 had decided to take on record the bank account details and upload the same on web portal of Authority. Promoter should get the bank account details published in a public notice of size 3" X 3" in two leading newspapers under intimation to the Authority. Corrigendum for bank account change has been issued. No further reply has been received from the promoter.

12. As intimation of public notice is to be submitted, adjourned to 05.02.2025.



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.

CA (Shubham)