



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 20.11.2024.

Item No. 270.17

Intimation of change in beneficial interest from Vashisth Builders and Engineers Ltd & Ors. To M/s Adore Homes LLP.

Promoter: Vashisth Builders and Engineers Ltd.

Project: "Global Business Park" – an Industrial Plotted Colony under Enterprises Promotion Policy 2015 on land measuring 39.689 acres situated in Sector 72-73, Faridabad, Haryana

Reg. No.: HRERA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023

Temp ID: RERA-PKL-692-2019.

1. M/s Adore Homes LLP vide letter dated 24.05.2024 has submitted that license no. 4 of 2018 dated 15.01.2018 over an area measuring 39.689 acres and license no. 176 of 2023 dated 01.09.2023 for 13.23 acres was originally granted to Hightech Construction Co. Pvt. Ltd., Vashisth Builders and Engineers Ltd., Sunshine Town Planners Pvt. Ltd., SPS Infrastructure Pvt. Ltd. in collaboration with Vashisth Builders and Engineers Ltd. for development of industrial plotted colony on the land situated in Sector 72-73, Faridabad, Haryana.

2. Pursuant to license no. 04 of 2018, M/s Vashisth Builders and Engineers Ltd. obtained registration certificate bearing no. HRERA-PKL-FBD-165-2019 dated 04.10.2019.

3. DTCP vide its order dated 17.11.2023 has allowed their request for change in beneficial interest over an area measuring 39.689 acres and 13.23 acres, i.e., total 52.919 acres in favour of Adore Homes LLP. It has been submitted that M/s Adore Homes LLP shall be the licensee of the above said licenses for all intents and purposes.



4. Request has been made to change the promoter from M/s Vashisth Builders and Engineers Ltd. to M/s Adore Homes LLP in the records of the Authority. The details of the LLP are as follows:

- i) Registered address: A-43, F/F, Frontside Shera Mohalla, Garhi, Near East of Kailash, New Delhi – 110065.
- ii) Corporate office: 1F-24-25-26, Ozone Centre, Sector 12, Faridabad.
- iii) Name of Partners: Sh. Kaptan Singh, M/s Adore Realtech Pvt. Ltd., M/s AVS Vision Realinfra LLP
- iv) Email Id: adorerealtech@gmail.com
- v) Contact No.: 88000-93170

5. It is pertinent to mention that license no. 124 of 2012 was granted for an area measuring 52.919 acres. Thereafter, it was migrated and two licenses bearing nos. 04 of 2018 for 39.689 acres and 176 of 2023 for 13.23 acres were granted. License no. 176 of 2023 has been granted in addition to license no. 04 of 2018.

6. The matter was last considered by the Authority in its meeting held on 03.07.2024 wherein following was observed:

“7. After consideration, Authority decided that Promoter should submit the status of renewal of license No. 176 of 2023 for an area of 13.26 acres with project ID RERA-PKL-709-2019, which was adjourned sine die on 21.12.2020 before next date of hearing.

8. Adjourned to 11.09.2024.”

7. The promoter vide reply dated 16.07.2024 has submitted as under:

- i. The project initially covered 52.919 acres in Sector 72-73, Faridabad. It commenced under license no. 124 of 2012 with collaborations from multiple companies.
- ii. Under the Enterprises Promotion Policy 2015, the license was migrated and two licenses bearing nos. 04 of 2018 for 39.689 acres and 176 of 2023 for 13.23 acres were granted.
- iii. Project was registered under RERA for an area measuring 39.689 acres. (Reg No. HREA-PKL-FBD-165-2019 dated 04.10.2019)
- iv. Development rights were transferred to M/s Adore Homes LLP through an agreement dated 30.12.2020 and DTCP vide its order dated 17.11.2023 has allowed their request for change in beneficial interest
- v. License no. 78 of 2024 for an area measuring 3 acres in addition to already licensed area 52.919 acres was obtained on 10.07.2024, totaling to 55.919 acres.
- vi. Now two areas have been specified for Affordable Group Housing area measuring 5.536 acres and 4.1 acres. Remaining area of 46.283 acres is being developed for Industrial/Residential/Public Utility/Clinic etc plotted colony.



vii. Promoter wishes to surrender registration no. HREA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023.

vii. Approximately 77% of construction work has been completed as on 30.06.2024 with a construction cost of ₹1219.88 lac.

8. It is pertinent to mention that application bearing no. 709-2019 for registration of area measuring 13.26. acres was considered by the Authority on 04.09.2024 and Authority has decided to return the application with liberty to file afresh as per updated plans.

9. The matter was last considered by the Authority in its meeting held on 11.09.2024 wherein following was observed:

“10. After consideration, Authority decided that applicant be asked to submit the following:

i. the registration has been granted to Vashisth Builders and Engineers Ltd. Application to surrender the said registration has to be filed by Vashisth Builders and Engineers Ltd. whereas present application has been filed by M/s Adore Homes LLP.

ii. copy of tripartite Agreement executed between Vashisth Builders and Engineers Ltd., Adore Homes LLP and DTCP wherein rights in the project have been transferred to Adore Homes LLP be submitted.

iii. an affidavit be submitted by Vashisth Builders and Engineers Ltd. with regard to the number of plots sold in the project and an undertaking by Adore Homes LLP that the interest of all these allottees will be safeguarded by Adore Homes and the consent of 2/3rd allottees on the revised layout plan/ change of developer.

iv. M/s Adore Homes LLP should apply for registration of the entire area measuring 55.919 acres.

11. Adjourned to 27.11.2024.”

11. The promoter has not filed any reply till date to the above-mentioned deficiencies.

12. After consideration, Authority provided last opportunity to promoter to comply with the orders of Authority dated 11.09.2024 and submit reply two weeks before next date of hearing failing which penal proceedings will be initiated as per provisions of RERA Act, 2016.

13. Adjourned to 22.01.2025.



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16/12/24

True copy

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Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Ashima