



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 28.08.2024.

Item No. 263.25

Submission of RERA bank account details in Temp ID 1307-2023.

Promoter: BKS Infra Developers Private Limited.

Project: "KJS Township" an Industrial Plotted colony over an area measuring 12.443 acres situated in the revenue estate of Village Daboda Khurd, Tehsil Bahadurgarh, Distt. Jhajjar.

Reg. No.: HRERA-PKL- JJR -517-2023 dated 16.11.2023 valid upto 26.06.2026.

1. The Authority registered the subject cited project along with the condition that:-
"iii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority."
2. Vide letter dated 18.12.2023, M/s. BKS Infra Developers Private Limited had submitted the details of three bank accounts.
3. The matter was placed before the Authority in its meeting held on 03.01.2024 vide item no. 237.09 wherein the Authority decided that certificate of Kotak Mahindra Bank submitted by the promoter is not as per provisions of Section 4(2) (1) (d) of RERD Act, 2016. Hence, Authority decided that promoter should submit correct bank account details as per ibid provisions. After that request of the promoter will be considered.
4. However, since no reply was received from the promoter, Authority on 21.02.2024 observed that promoter has not complied with the orders of Authority dated 03.01.2024 and has not submitted any reply. Hence, Authority decided to impose cost of Rs.50,000/- on the



promoter. Promoter be also issued show-cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not abiding the orders of Authority. Kotak Mahindra Bank may also be directed to issue bank certificate as per the provision of Section-4(2)(1)(d) of RERA Act, 2016.

5. Based on the above, show cause notice to the promoter and letter to Kotak Mahindra Bank were issued on 02.04.2024. The same were also be mailed to the promoter.

6. Thereafter, the promoter vide letter dated 01.04.2024 has confirmed that following bank account details previously submitted are accurate and adhere to provisions of RERA, however, the bank letter was still incorrect as it was not as per RERA provisions. On 10.04.2024, the Authority decided that Managing Director/ one of the Directors and Bank Manager of Kotak Mahindra Bank be personally present on the next date of hearing.

7. Vide letters dated 08.04.2024, 10.04.2024 and 17.05.2024, Kotak Mahindra Bank as well as promoter resubmitted the bank account details as per RERA provisions which were in order. The same were considered by the Authority in its meeting held on 29.05.2024 wherein the Authority decided that bank account details be taken on record and the promoter should deposit the cost of Rs 50,000/- imposed by the Authority vide order dated 21.02.2024 before next date of hearing.

8. Now, vide reply dated 06.08.2024, the promoter has deposited the said cost of Rs 50000/-.

9. After consideration, Authority decided that bank account details be taken on record and uploaded on web portal of Authority. Promoter should get a public notice published in two leading newspapers giving details of bank accounts in the size 3" x 3" under intimation to Authority.

10. Adjourned to 06.11.2024.

True copy



[Handwritten signature]
17/9/24

[Handwritten signature]
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 (shubham)