



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 22.01.2025.**

**Item No. 276.06**

**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.**

**Present: Mr. Rohan Gupta, Advocate.**

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 were 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 Esta 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](mailto:adorerealtech@gmail.com)
- v) Contact No.: 88000-93170

5. The matter was 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 2/3<sup>rd</sup> 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.”*

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



7. Ld. Counsel submitted that reply has been filed in the registry on 21.01.2025. Authority decided that reply be examined and report put up on next date of hearing.

8. Adjourned to 02.04.2025.



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.

(A/Asst. Dir.)