



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.21

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.: HREA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023.

Temp ID: RERA-PKL-692-2019.

Present: Sh. Jyoti Sidana for Adore Homes LLP.

1. M/s Adore Homes LLP vide letter dated 24.05.2024 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 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
- 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 2/3rd 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."*

6. On 22.01.2025, Learned counsel submitted that reply has been filed in the registry on 21.01.2025. Authority decided that reply be examined and report be put up on the next date of hearing.

7. Vide reply dated 21.01.2025, the Promoter has submitted the following:

- i. Application regarding surrender of RERA Registration (HREA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023) of the project "Global Industrial Park".
- ii. There is no tripartite agreement between the parties with DTCP.



- iii. Affidavit of Promoter regarding number of plots sold in the project – which states that there are total 202 plots out of which 75 have been sold and balance unsold plots are 127.
- iv. Undertaking by Adore Homes LLP for safeguarding of interest of allottees and to seek registration of RERA of entire area of 55.919 acres phase wise which also states that as per directions of department phasing of the same was sought and the same was approved on 18.11.2024 and RERA for 2 out of 3 phases has already been sought.
- v. Consent of 2/3rd allottees.
8. After considering the reply dated 21.01.2025, the Authority enquired, whether application to seek registration for the entire area measuring 55.919 acres has been filed by the promoter. Sh. Jyoti Sidana sought time to apply for fresh registration

In view of the above, the Authority again directs Adore Homes LLP to file for registration of the entire area measuring 55.919 acres.

9. Adjourned to 09.07.2025.



True copy


Executive Director,
HREERA, Panchkula

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

(Altabul)

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