



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 30.07.2025.

Item No. 294.48

Submission of details of RERA Bank Account & Collection Account as per Special Condition imposed in Registration Certificate.

Promoter: Arttech Residency LLP.

Project: "Maulshree Greens", a residential plotted Colony under DDJAY on land measuring 14.418 Acres situated in Sector-6, Palwal.

Reg. No.: HRERA-PKL-PWL-567-2024 dated 03.04.2024, valid up to 10.11.2025.

Temp ID: RERA-PKL-1376-2023.

Present : Adv. Shubhnit Hans appeared on behalf of the promoter.

I. The Promoter vide letter dated 05.04.2024 in compliance of Special condition (i) imposed in registration certificate submitted details of RERA Bank Account (wherein 70% of the amount received from the allottees shall be deposited) and Collection Account (100% Collection Account) duly certified by the HDFC Bank. The Promoter requested to update Form A-II accordingly. Following are the details of the HDFC Bank Accounts :

- i. Title of the Account: ARTTECH RESIDENCY LLP MSTR COLLECTION AC
Date of opening: 28.12.2023
Account Number: 50200090266045
IFSC Code: HDFC0002445
Mailing Address: GF-10, Ozone Centre, Plot No 9 Sector-12, Faridabad, Haryana.
- ii. Title of the Account: ARTTECH RESIDENCY LLP RERA ACCOUNT
Date of opening: 27.12.2023
Account Number: 50200090209032
IFSC Code: HDFC0002445



Mailing Address: GF-10,Ozone Centre, Plot No 9 Sector-12,Faridabad,Haryana.

2. However, in REP-1 Part D following details were provided by the promoter at the time of registration:

Bank and Branch Address: HDFC Bank, Shop No. 3 Crown Complex Near 1-2 Chowk Tikona Park,NIT2,Faridabad-121001,Haryana.
Bank Account Number: 99990018101979
IFSC code: HDFC0002445
MICR code: 110240246
Branch code: 002445

3. The Authority vide its order dated 08.05.2024 (Item No. 252.11) decided that “ *RERA Bank Account details be taken on record and uploaded on web portal of the Authority. Corrigendum be issued. Promoter will get the RERA Bank Account details published in two leading newspapers of size 3'' x 3'' under intimation to the Authority.*”

4. Vide letter dated 30.05.2024, the promoter has submitted copies of newspapers – The Tribune (English), Dainik Jagran and Soka Times (Hindi) dated 28.05.2024 in compliance of the orders of the Authority dated 08.05.2024.

5. That in the newspapers the promoter has mentioned that the firm is intending to change the master collection account of the project and provided details of 100% collection account only.

6. On 24.07.2024, Authority observes that promoter has got published only 100% collection account which is not in order. Promoter should get published all three bank accounts i.e., 100% , 70% and 30% under intimation to Authority.

7. On 09.10.2024, Authority decided to adjourn the matter to 11.12.2024,as no reply was received from the promoter.

8. On 11.12.2024, Authority gave last opportunity to promoter to comply with the orders of the Authority dated 24.07.2024, otherwise penal action will be initiated as per provisions of RERA Act, 2016.

9. As of 05.02.2025, no reply has been received from the Promoter.

10. On 05.02.2025, Authority observed that promoter had not complied with the orders of the Authority even after grant of last opportunity. Therefore, show cause notice under Section



– 35 read with Section – 63 of the RERA Act,2016 be issued for not complying with the orders of Authority. The Promoter was again directed to comply with the orders of the Authority dated 24.07.2024.

11. Vide letter dated 27.03.2025, reply to the show cause notice under Section 35 read with Section 63 of RERA Act,2016 was received, in which, promoter had published the details of all three Bank Accounts i.e. 100%,70%and 30% in three newspapers namely Dainik Jagran (Hindi), Faridabad dated 22.03.2025, Soka Times (Hindi), Delhi-NCR dated 22.03.2025, The Tribune (English), Delhi- NCR dated 22.03.2025.

12. The matter was last heard by the Authority on 23.04.2025, in Item No. 285.33, in which Authority observed that:

"12. Today, no one appeared on the behalf of the promoter. Promoter has filed a reply dated 17.04.2025. Authority directs the office to examine the same and put upon the next date of hearing.

13. Adjourned to 30.07.2025. "

13. Vide letter dated 17.04.2025, reply to the show cause notice under Section 35 read with Section 63 of RERA Act,2016 was received, in which, Promoter had submitted the details of all three Bank Accounts i.e. 100%,70%and 30%. The accounts are as follows:

1. Master Collection Amount (100%)
Account No. 50200090266045
Bank Account Name : M/s Arttech Residency LLP
Bank Name: HDFC Bank, 1st Floor, Sector 14, Faridabad, 121002.
2. RERA Account (70%)
Account No. 50200090209032
Bank Account Name : M/s Arttech Residency LLP
Bank Name: HDFC Bank, 1st Floor, Sector 14, Faridabad, 121002.
3. Current Account (30%)
Account No. 50200095268851
Bank Account Name: M/s Arttech Residency LLP
Bank Name: HDFC Bank, 1st Floor, Sector 14, Faridabad, 121002.

However, IFSC code has not been provided by the promoter



14. Today, Adv. Shubhmit Hans appeared on behalf of promoter and sought some more time to publish all the three bank accounts measuring 3" x 3" (in two newspapers one English and one Hindi widely circulated in the area) showing the IFSC code.

15. Adjourned to 08.10.2025.



True copy

Executive Director,
HARRERA, Panchkula

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

STP

LA (Varsha)