



**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 30.07.2025.

**Item No. 294.32**

Regarding compliance of special condition imposed.

**Promoter:** ORS Infrastructure Pvt. Ltd.

**Project:** "Royal Residency", a Group Housing Colony on land measuring 3.4568 acres (FSI of 5.0 acres) forming a part of total licensed area measuring 48.038 acres situated in Sector 89, Faridabad, Haryana.

**Reg. No.:** HIREA-PKL-FBD-646-2024 dated 23.12.2024 valid upto 31.12.2026.

**Temp ID:** RERA-PKL-1562-2024

**Present:** Adv. Om Singh on behalf of promoter via VC.

1. The promoter vide letter dated 21.01.2025 submitted the details of 100% and 70% account. The details of bank account as per REP-I Part-D and new account details are as under:

Type of account	RERA Account as per REP -I Part -D	New Account details
100% account	-	50200105632573, HDFC Bank, SCF No. 222, Sector-9, Faridabad
70% account	02792320001024, HDFC Bank, Ashoka Enclave, Sector-16 Faridabad	99999999921999, HDFC Bank, SCF No. 222, Sector- 9 Faridabad

2. Corrigendum regarding change in bank account has been uploaded on the web portal of the Authority.

3. Vide reply dated 21.04.2025, the promoter has submitted newspaper clippings of public notice in two newspapers measuring 3x3 (inches) notifying the two new account numbers as mentioned, under intimation to the Authority along with details of 30% account.



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4. On 23.04.2025, Authority observed the promoter should submit an affidavit that he has not sold any flat till date, in compliance of special condition (vi) imposed in the registration certificate.
5. Vide letter dated 19.05.2025, the promoter submitted an application addressed to DTCP as a response to notice against license no. 34-36 of 2007 dated 23.01.2007. Vide reply 21.07.2025, the promoter has submitted the affidavit stating that *"the promoter has not sold any unit/apartment in the said project till the submission of the details of the designated RERA bank account (where 70% of the amounts received from the allottees shall be deposited"*.
6. Regarding condition no. 1, promoter stated that they have applied for revalidation of building plans and paid the applicable revalidation fee on 09.01.2025. However, the same is delayed due to pending renewal of license and request the Authority to issue appropriate directions to the licensee to fulfill their obligations related to license renewal.
7. Regarding condition no. 4, promoter stated that requisite consent letters have been sent to the existing allottees confirming that they shall be eligible for 5.064 acres of proportionate undivided share in the land. (However, consent letters are not enclosed. The promoter should also state total no. of allottees).
8. Regarding condition no. 7, the service plans estimates will be submitted immediately on receipt from DTCP.
9. After consideration, Authority directs the promoter to submit a copy of approved building plans and 2/3rd consent of the allottees within 30 days of uploading of this order. Adjourned to 08.10.2025.



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.

STP



LA (Monika)

