



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.09.2025.

Item No. 298.15

Request for change of RERA bank account.

Promoter: M/s AMD Estates Pvt. Ltd.

Project: "Lotus Green City" - Residential Plotted Colony on land measuring 50.143 acres in sector-23-24, Rewari.

Reg. No.: HEREA-PKL-RWR-354-2022 dated 29.09.2022 valid upto 11.08.2025.

Temp ID: 1009-2022.

Present: None on behalf of promoter.

1. The promoter vide letter dated 30.09.2024 has applied before the Authority for change in RERA Bank account. The promoter states that '*I shall freeze all transactions from the said account until RERA conveys its decision on the RERA bank account change application*'.

2. After perusal of record, it is found that bank accounts in record of the Authority differs from the current RERA bank accounts of the promoter:

RERA Bank account as per reg. no. 354 of 2022	Current RERA Bank account as per promoter	Request of the promoter to change RERA Bank account to:
A/c no. 50200033454324 Bank: HDFC BANK (PANPOSH ENCLAVE HDFC BANK, GREATER KAILASH, NEW DELHI) IFSC Code- HDFC0002091	-Master A/c no. 50200077313827 -Current A/c no. 50200077313814 -RERA A/c no. 50200077313830 Bank: HDFC BANK (SANT NAGAR, NEW	A/c no. 777705988715 Bank: ICICI BANK LTD. (Sector 65, Gurugram) IFSC Code- ICIC0005885



	DELHI) IFSC Code- HDFC0003978	
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3. On 06.11.2024, the Authority decided that promoter should give reasons for change of bank account. Promoter should also explain as to why present RERA Bank Account is different from that of RERA Bank account mentioned in RC No. 354 of 2022. Further, promoter should submit bank account details of all the three accounts particularly the amount received from allottees.

4. Vide reply dated 03.02.2025, the promoter stated following:

- i. The RERA bank account as per reg. no. 354 of 2022 (under the name of Lotus Infraestates Pvt. Ltd.) is no longer associated with the promoter's (AMD estates) operation.
- ii. The Current RERA bank accounts (as mentioned in column 2 of the above table), are their operating accounts. Bank statements from 01.04.2024 to 31.12.2024 for 50200077313814 [with credit of ₹ 86.32 cr. and debit of ₹ 85.66 cr.] & 50200077313830 [with credit of ₹ 54.47 cr. and debit of ₹ 62.98 cr.] and from 01.01.2023 to 31.12.2024 for 50200077313827 [with credit of ₹ 3.34 cr. and debit of ₹ 3.27 cr.] has been submitted.
- iii. The existing bank in HDFC Bank in Sant Nagar, New Delhi branch and AMD city project is located in Dharuhera, Haryana, so they are facing banking issues due to location.

5. On 12.03.2025, Authority observed that promoter had changed their RERA account (submitted at the time of registration) to three new accounts without informing the Authority. Since, the promoter requested to again change the account to new account, the Authority directed the promoter to submit statement of all (five) accounts and also an affidavit stating that they have transferred the balance of previous accounts into the new account (from account submitted at the time of registration to new accounts and from those new accounts to proposed account) along with CA certificates.

6. The matter was heard by the Authority on 28.05.2025, in Item No. 288.23, in which Authority observed that:

"6. A reply has been received on 27.05.2025, the Authority directs the office to examine the same and put up before the Authority on the next date of hearing.

7. Adjourned to 03.09.2025."

7. Vide reply dated 27.05.2025, the promoter has submitted following as:



- i. Disassociation of Previous Account (A/c No. 50200033454324-Lotus Infraestates Pvt. Ltd.): The project was initially launched under the name Lotus Green City in the year 2012, at a time when RERA provisions were not in force. The then-developer, Lotus Infraestates Pvt. Ltd., defaulted on the project development obligations. Subsequently, AMD Estates Pvt. Ltd, undertook the revival of the stalled project and obtained RERA registration on 29/09/2022. The earlier bank account (A/c No. 50200033454324) under Lotus Infraestates Pvt. Ltd. is no longer operational or associated with this project.
 - ii. Current RERA Master Collection Account (A/c No. 50200077313827 HDFC Bank): Following registration, AMD Estates Pvt. Ltd. opened a RERA Collection Account with HDFC Bank (Sant Nagar Branch, Delhi), which has been exclusively used for the project from its inception post-RERA registration. All amounts received from allottees are deposited only in this account and the amount received from allottees is not deposited in any other account. This account has also been consistently reported in the quarterly RERA compliance submissions. Further, no balance was transferred from bank account (A/c No. 50200033454324) under Lotus Infraestates Pvt. Ltd. to current RERA Collection Account.
 - iii. Further it is clarified that A/c No. 50200077313830 is RERA Escrow A/c in which 70% amount received in Master Collection Account is automatically transferred as per RERA Guidelines.
 - iv. Further A/c No. 50200077313814 is Current Account in which 30% amount received in the Master Collection Account is automatically transferred as per RERA Guidelines.
 - v. Proposed New RERA Collection Account (A/c No. 777705988715 ICICI Bank): Now the promoter proposed to shift the RERA Collection Account to ICICI Bank and requested the Authority's approval for the same.
8. Today, none appeared on behalf of the promoter. Taking into consideration the above, the Authority observed that when the application for registration was filed by AMD Estates Pvt. Ltd. in January 2022, the escrow amount mentioned by AMD was of HDFC bank account no.50200033454324 therefore a clarification in this regard be submitted by AMD. It may also be clarified if the entire amount falling in the above account was transferred to the new account i.e., 50200077313827.

9. Adjourned to 03.12.2025.



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 Tushar)

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