



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 06.08.2025.

Item No. 295.32

Request for change of RERA designated bank account and intimation of term loan facility.

Promoter: Adore Build Projects LLP.

Project: "The Select Premia" – Plot no. 1 (Residential – Multi Storey Apartments) allotted by HSVP on land measuring 5.48 acres situated in Sector 76, Faridabad.

Reg. No.: HRERA-PKL-FBD-584-2024 dated 27.05.2024 valid upto 30.05.2029.

Temp ID: RERA-PKL-1435-2024

Present: Adv. Tarun Ranga on behalf of the promoter.

1. The promoter vide letter dated 04.07.2025 has requested for change of RERA designated bank accounts. Details of the accounts are as follows:

| no. | Head | Old bank account names | Old bank account no. | New Bank account names | New Bank account no. |
|-----|------|--|----------------------|---|----------------------|
| 1. | 100% | Adore Build Projects LLP Master Collection account | 50200096543882 | Adore Build Projects LLP The select Premia Master Collection Escrow account | 57500001779030 |
| 2. | 70% | Adore Build projects LLP RERA account | 50200096542882 | Adore Build projects The select Premia LLP RERA Escrow account | 57500001779043 |
| 3. | 30% | Adore Build projects LLP Free account | 50200096543412 | Adore Build projects LLP The select Premia Escrow account | 57500001779056 |



2. The promoter states that this change has been necessitated pursuant to special escrow mechanism condition in HDFC Bank. That previous RERA-designated account will be closed shortly and the remaining balance, if any, will be duly transferred to the newly designated accounts. Further, the promoter has availed a term loan facility (copy of term loan sanction letter has been submitted) from Aditya

Birla Housing Finance Limited with a sanctioned limit of ₹ 50 crores, out of which an amount of ₹ 15 crores have been disbursed as of date.

3. Vide letter dated 04.07.2025 (Dak ID 44596), the promoter has stated that certain changes have been brought to the allottee documentation. That no third party right qua any allottee has been created in the project till date and hence there is no effect to any allottee. The promoter has highlighted the changes in application of allotment and agreement to sale which are as follows:

- i. 'Car Parking' is added in explanation clause; Cost of two car parking has been added under the head 'Total price payable by the allottee'
- ii. Additional car parking shall be allotted subject to availability and payment of additional cost of ₹ 10,00,000/- per parking slot by the allottee;
- iii. The allottee understand the promoter shall have sole right/interest to install signage hoardings, ... in common areas of the project including but not limited to exterior façade... That the allottee/AOA shall have no right towards lease rental/benefit arising out of such signage.... Paragraph for signage, hoardings etc has been added in clause 17 under the head Additional Constructions.
- iv. That on request of the allottees, the promoter may provide such facilities/services on the roof of the buildings are requested, subject to payment usage charges such allottees.
- v. ₹ 5,00,000/- has been added under head 'Interest free maintenance security Deposit'
- vi. Construction linked payment plan is revised;
- vii. 'Three lifts in each Tower', PNG Pipeline- ISI marked, 'Counters- Granite/Marbles', Main doors/Internal doors – Flush door painted with Flat enamel paint/veneer with polish door with skin' added in Specification of construction.



4. Authority directs the promoter to get the bank account details published in two leading newspapers (one Hindi) of size 3x3 (inches) widely circulated in the area for the information of general public under intimation to Authority. Promoter should also submit an affidavit that complete loan amount will be credited to 70% escrow account and promoter will comply with the provisions of the RERA Act, 2016 and Rules 2017. After this request of the promoter will be considered. Adjourned to 29.10.2025.



True copy


Executive Director,
HIRERA, Panchkula

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

STP

Post

LA (Monika)