



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 24.09.2025.

Item No. 300.15

Compliance as per RERA Registration Certificate bearing No. HRERA-PKL-FBD-744-2025.

Promoter: Adore Projects LLP.

Project: "Broadway Residences" integrated Commercial Colony over an area measuring 3.15 acres, situated in the revenue estate of Village Bhatola, Sector-78, Faridabad.

Reg. No.: HRERA-PKL-FBD-744-2025 dated 13.08.2025 valid upto 02.12.2029.

Temp ID: RERA-PKL-1739-2025.

Present: Adv. Tanya appeared on the behalf of the promoter.

1. Vide letter dated 09.09.2025, received from the Adore Projects LLP, promoter submitted the compliance of the special conditions laid down in the Registration Certificate bearing No. HRERA-PKL-FBD-744-2025 dated 13.08.2025 and requested to take the following on record:

- Document showing entry of license in revenue record.
- The environment Clearance has been applied. And the copy of application is attached.
- The public notice for the RERA Bank Account in the Tribune and Jagran City, Faridabad.

2. After perusal of case file it transpired that, Authority granted Registration no. HRERA-PKL-FBD-744-2025 dated 13.08.2025 valid upto 02.12.2029. At the time of grant of registration following special condition was imposed:

- The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no shop/unit shall be sold. The Promoter is also directed to issue a public notice of size 3" x 3" (inches) (in two newspapers widely circulated in the area including one in hindi) indicating all three accounts i.e., 100%, 70%



(12)

- and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the instalments of the loan received, shall be credited into the 70% RERA Bank Account.
 - No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - Sh. Jetaish Kumar Gupta shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - Total area measuring 2359.608 sq. mtrs. (124.190 x 19) including 19 shops/unit and 04 service apartment is mortgaged in lieu of External development charges by the DTCP and shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula.
 - Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.

3. The promoter has complied with special condition No. (i), (ii) & (viii), which are as under:

- Promoter had published the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account via public notice in two newspapers on dated 25.08.2025 in 'The Tribune (English newspaper)' & 'Jagran City (Hindinewspaper)'.

Head	Bank account name	Account number
100% Collection A/c	Apl Master A/c for Broadway Residences	777705807801
70% Designated RERA A/c	Apl RERA A/c for Broadway Residences	777705807802
30% Promoters Operative A/c	Free Apl A/c for Broadway Residences	777705807803

5. Adjourned to 24.12.2025.



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.

LA- Kamraj
15/10

STP on leave