



**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 10.12.2025.**

**Item No. 307.13**

**Seeking Permission for change of RERA account to SBI IC Branch, Bahadurgarh.**

**Promoter: Arsons Realtors LLP.**

**Project: "The Morbagh" - a group housing site GH-07 measuring 8518 sq mtrs in Phase 01, Sector 30 A, IMT, Rohtak.**

**Reg. No.: HRERA-PKL-ROH-508-2023 dated 13.10.2023 valid upto 31.08.2028.**

1. This project was registered by the Authority on 13.10.2023.
2. Vide letter dated 02.06.2025, the promoter had requested to grant the permission to change RERA bank a/c from HDFC Bank, Shyam Ji Complex, Bahadurgarh to SBI IC Branch, Bahadurgarh- 124507, as they are seeking a loan against the project and the bank has mandated to maintain RERA a/c with their bank for seamless fund monitoring and compliance with loan terms. They assured that all transactions will continue to comply with the provisions of the RERA Act, 2016 and they will duly update the Authority on any further changes as required.
3. A letter dated 27.05.2025 issued by SBI Branch has also been enclosed in which loan amount of ₹ 12 crore has been sanctioned under Asset Backed Loan Scheme for construction of the above project.
4. The Authority on 25.06.2025, was of the view that the project was registered in October 2023. At that time the escrow account was in HDFC bank, Bahadurgarh with account no:- 59229050775775. No details of the earlier account nor the number of units sold in the project have been submitted. The amount in the earlier account will first have to be transferred to the new account and the entire loan amount of ₹ 12 crore is required to be deposited in the 70% account. Reply in this regard be submitted.



5. The promoter vide reply dated 08.09.2025 has informed that they don't take any amount from allottees in HDFC account (A/c number: 59229050775775) and had already informed about the change of RERA Account to ICICI Bank before taking the registration. Copy of HDFC Account is enclosed from the date of registration, till date. Further, the promoter stated that they have made proper Quarterly compliance on HRERA Portal regarding the number of units sold and the amount received from the allottees in ICICI bank. Statement regarding the Nil Balance of earlier ICICI RERA Bank has been enclosed by the promoter. An assurance letter from the bank regarding the disbursement of loan to 70% account alongwith the statement of New SBI Rera account is also enclosed.

Details of New RERA Accounts is as under: -

Particular	Account Number	IFSC CODE	Bank name
RERA Collection Account (100%)	44324176550	SBIN0005697	SBI Bank, IC Branch
RERA Escrow Account (70%)	44120430484		
RERA Free Account (30%)	44324163303		

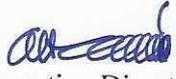
6. The Authority on the last date of hearing i.e., 10.09.2025 was of the view that the promoter should issue a public notice measuring 3 x3 inches in two newspapers widely circulated in the area (one in Hindi) to inform the general public of the changed account numbers.

7. Today, no reply has been received from the promoter. The Authority after consideration grants one last opportunity to the promoter to submit a copy of the newspaper in which the public notice has been published failing which the request of the promoter shall be rejected.

8. Adjourned to 04.03.2026.

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

09/01

CA (Shubham) (on leave)  
12/01/26