



**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 29.10.2025.**

**Item No. 303.34**

**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. Tanya Kanwal through VC 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:

S.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 understands 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 if requested, subject to payment usage charges of 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. On 06.08.2025, the Authority directed 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 the 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.





5. The promoter vide reply dated 15.09.2025 has submitted copy of newspapers namely 'The Tribune' and 'Dainik Jagran' in which public notice was got published giving details of all the 3 RERA bank Accounts which is in prescribed size of 3x3 inches and the account numbers mentioned therein are in order, promoter also submitted the tax invoice for the same. However, the public notice issued by the promoter does not reflect the information regarding IFSC and MICR code. The promoter has also not submitted an affidavit that the complete loan amount will be credited to a 70% escrow account and promoter will comply with the provisions of the RERA Act, 2016 and Rules 2017.

6. Today, Adv. Tanya Karnwal appeared on behalf of the promoter and submitted that an affidavit has been filed in the registry on 28.10.2025. Perusal of the same reveals that the affidavit is in order. After consideration, the Authority directs the promoter to get the bank account details re-published with all the details in two leading newspapers (one Hindi and English) of minimum size 3x3 (inches) widely circulated in the area for the information of general public under intimation to the Authority.

7. Adjourn to 28.01.2026.

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.

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