



**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 24.12.2025.

Item No. 308.27

Compliance as per RERA Registration Certificate bearing No. HRERA-PKL-FBD-781-2025.

**Promoter:** Adore Buildinfra LLP.

**Project:** "Adore Arpanam" Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 3.53125 acres situated in the revenue estate of Village Bhatola, Sector-83, Faridabad.

**Reg. No.:** HRERA-PKL-FBD-781-2025 dated 30.10.2025 valid upto 30.01.2030.

**Temp ID:** RERA-PKL-1813-2025.

**Present:** Adv. Tanya Karnwal on behalf of the promoter.

1. Letter dated 11.12.2025, has been received from the Adore Buildinfra LLP vide which promoter submitted the compliance of the special conditions laid down in the Registration Certificate bearing No. HRERA-PKL-FBD-781-2025 dated 30.10.2025 has been intimated and requested to take the following on record:

a. Application made for the grant of Environment Clearance

b. Newspaper publication for RERA Bank Accounts.

2. After perusal of case file it transpired that, Authority granted Registration no. HRERA-PKL-FBD-781-2025 dated 30.10.2025 valid upto 30.01.2030. At the time of grant of registration following special condition was imposed:

a. *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 unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area)*



- indicating details of all three accounts i.e., 100%, 70% 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 prior permission of the Authority.
- b. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - c. 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.
  - d. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - e. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
  - f. Sh. Jetaish Kumar Gupta, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
  - g. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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.
  - h. That as per the joint undertaking dated 24.09.2025, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
  - i. Both the promoter and the landowner/licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
  - j. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
  - k. That no clause of collaboration agreement dated 17.10.2023 be amended being irrevocable.
  - l. That following flats/apartment coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the Landowner i.e. Sh. Dushyant Yadav S/o Sh. Motiram Yadav:

	T-1	Total Unit	T-2	Total Unit	Grand Total
Residential	22nd to 30th Floor	36	22nd to 30th Floor	36	72
	2101 & 2102	2	-	-	2
	Total	38		36	74
Commercial	Ground Floor		First Floor		
	9 to 12	4	8 & 9	2	6



3. In view of the above promoter has submitted the followings in compliance of special condition No. (I) & (III) which is as under:

- The promoter has submitted a copy of application of NOC/Clearance submitted to the Ministry of Environment, Forest and Climate Change dated 27.09.2025.
- The promoter had published the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account via public notice in two newspapers- 'Millennium Post (English newspaper)' & 'Virat Vaibhav (Hindi newspaper)'.

HEAD	BANK ACCOUNT NAME	ACCOUNT NUMBER
100% Collection A/c	ABL Master A/c for Adore Arpanam	777705009613
70% Designated RERA A/c	ABL RERA A/c for Adore Arpanam	777705009614
30% Free A/c	ABL FREE A/c for Adore Arpanam	777705009615
Bank Name:	ICICI Bank	
Branch:	SCF-8,9,10 Ashoka Enclave-II, Sector-35, Faridabad-121003	
IFSC Code:	ICIC0000857	
MICR Code:	110229091	
Branch Code:	0857	

- Upon perusal of the file it is noticed that the Public Notice has been got issued in the leading newspapers, is in prescribed format and is in order.
- The application of NOC/Clearance submitted to the Ministry of Environment, Forest and Climate Change dated 27.09.2025 is under process with the Ministry.
- We may ask the promoter to comply with the rest of the special conditions.

4. Today, Adv. Tanya Karnwal appeared on behalf of the promoter. The Authority, after consideration, decides to take the compliance of special condition No. (I) & (III) on record. The Authority directed the office to issue a Corrigendum reflecting the details of all designated bank accounts associated with the project. The promoter is further directed to comply with the rest of the special conditions.

5. Disposed of.



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

  
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