



**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 14.01.2026.

**Item No. 310.01**

**Confirmation of Minutes of 309<sup>th</sup> Meeting of the Authority held on 07.01.2026.**

Authority confirmed the minutes of its 309<sup>th</sup> meeting held on 07.01.2026.

As regards 308<sup>th</sup> meeting held on 24.12.2025, Item No. 308.40 is modified as under:-

**Item No. 308.40**

Para-7, 8 & 9 may be read as under:-

*“The Authority observed that Public Notice issued are still not in order as the RERA account number and Promoter operative Account number is same. Promoter is directed to rectify the same. Adjourned to 11.03.2026”.*

True copy



*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

*[Signature]*  
19/02

STP

LAKAKUL

Kalash



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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. 308.40

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 Karnwal on behalf of the promoter.

1. A reference dated 09.09.2025, has been received from the Adore Projects LLP vide which promoter has submitted 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:

- a. Document showing entry of license in revenue record.
- b. The environment Clearance has been applied and the copy of the application is attached.
- c. Copies of public notices issued for change in RERA Bank Account in the newspapers namely, The Tribune and Jagran City, Faridabad.

2. After perusal of the 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:



- 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 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% 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. Sh. Jetaish Kumar Gupta shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- g. 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 frozen and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula.
- h. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.

3. In compliance of the above promoter has submitted compliance with regards to special condition No. (i), (ii) & (vii), which are as under:

- 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 dated 25.08.2025 in 'The Tribune (English newspaper)' & 'Jagran City (Hindi newspaper)'.

| 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   |
| Bank Name:                  | ICICI Bank   |                |
| Branch Address:             | SCF- 8,9,10, Ashok Enclave- II, Sector 35, Faridabad, 121003 |                |



- The promoter has applied for environment Clearance and submitted a copy of the same.
  - Promoter has submitted a document showing entry of license in the revenue record.
4. Promoter was asked to give fresh advertisement by giving all details of the bank including IFSC code & MICR code and NOC/Clearance shall be submitted promptly upon the final adjudication of the application by the Ministry of Environment, Forest and Climate Change.
5. On 24.09.2025, the Authority decided to adjourn the matter.
6. Vide reply dated 31.10.2025, the promoter has submitted original copies of public notices issued regarding change in bank account details in the following newspaper:
1. Dainik Jagran (Hindi Newspaper)
  2. The Tribune (English Newspaper)

| Head   | Bank Account Name                       | Account Number |
|--|---|----------------|
| 100% Collection A/c  | APL Master A/c For Broadway Residencies | 777705807801   |
| 70% Designated RERA A/c  | APL RERA A/c for Broadway Residencies   | 777705807801   |
| 30% Promoters Operative A/c  | APL FREE A/c for Broadway Residencies   | 777705807801   |
| Bank Name: ICICI Banl<br>Branch: SCF-8,9,10, Ashoka Enclave-II, Sector-35, Faridabad-121003<br>IFSC Code: ICIC0000857<br>MICR Code: 110229091<br>Branch Code: 0857 |   |                |

7. Authority observed that Public Notices issued are in prescribed format and are in order.
8. Today, Adv. Tanya appeared on behalf of the promoter. The Authority, after consideration, decides to take the compliance of special condition No.(i), (ii) & (vii) 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.
9. Disposed of.



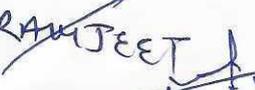
True copy

  
 Executive Director,  
 HRERA, Panchkula

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 21/1/26

CA KARANJEET  
  
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