



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 07.01.2026.

Item No. 309.27

Compliance as per RERA Registration Certificate bearing No. HRERA-PKL-FBD-766-2025.

Promoter: Adore Homes LLP.

Project: "Adore Prima II" an Affordable Industrial Group Housing Colony on land measuring 4.10 acres situated in the revenue estate of Village Mirtazapur, Sector-73, Faridabad.

Reg. No.: HRERA-PKL-FBD-766-2025 dated 01.10.2025 valid upto 31.08.2030.

Temp ID: RERA-PKL-1778-2025.

1. Letter dated 11.12.2025, has been received from Adore Homes LLP vide which the promoter has submitted the compliance of the special conditions laid down in the Registration Certificate bearing No. HRERA-PKL-FBD-766-2025 dated 01.10.2025 and has requested to take the following on record:

a. Application made for the grant of Environment Clearance.

2. Authority granted Registration no. HRERA-PKL-FBD-766-2025 dated 01.10.2025 valid upto 30.08.2030 with the following special conditions:

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 04.03.2025, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- i. The promoter 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 04.10.2023 be amended being irrevocable.
- l. As per clause (e) of the collaboration agreement dated 04.03.2025, the landowner/licencees are entitled to ₹5000 x 25,000 sqft = 12,50,00,000/- per acre only. The share of the landowner/licencees shall be paid from the 30% free account.

Total area under collaboration: - 3 acres

Thus, the Collaborator's share under the collaboration agreement shall be 37,50,00,000/-

Narsingh Tanwar share: - ₹18, 75,00,000/-

Sandeep Tanwar share: - ₹ 18,75,00,000/-

3. In view of the above, promoter in compliance of special condition No. (iii) has submitted the following documents:

- A copy of application of NOC/Clearance submitted to the Ministry of Environment, Forest and Climate Change dated 21.12.2024.
- i) The application of NOC/Clearance submitted to the Ministry of Environment, Forest and Climate Change dated 21.12.2024 is under process with the Ministry - current status depicts that "ADS Raised".



- ii.) We may ask the promoter to submit the NOC subsequent to the Ministry's final decision and also to comply with the rest of the special conditions.
4. Today, the Authority, after consideration, directed the promoter to submit the NOC subsequent to the Ministry's final decision and also 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.

LA-KAKUL

STP



