



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.02.2026.

Item No. 312.40

Submission of Details of Account numbers in compliance of RERA Registration.

Promoter: Shivam Realty Residency LLP.

Project: An Affordable Residential plotted Colony (under DDJAY-2016) namely "NV City" on land measuring 6.94375 acres situated in the revenue estate of Village Kasar, Sector-3A, Bahadurgarh, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-769-2025 dated 06.10.2025 valid upto 26.08.2030.

Temp ID: 1793-2025.

Present:- Sh. Vijender Jindal on behalf of the promoter.

1. The Promoter vide letter dated 16.10.2025 has provided the following bank account details in compliance of Special Condition I and VI:

- i. "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 plots 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".

Account Details:

Sr. No.	Name of Account	Account Type	Account Number	Name of Bank	IFSC	Branch
1.	Shivam	Master	13020298	AU Small	AUBL00	Bahadurgarh



	Realty Residency LLP	Collection Account (100%)	17079131	Finance Bank	02545	
2.	Shivam Realty Residency LLP	RERA (70%) Account	25022545 82346234	AU Small Finance Bank	AUBL00 02545	Bahadurgarh
3.	Shivam Realty Residency LLP	30% Current Account	25022545 82827845	AU Small Finance Bank	AUBL00 02545	Bahadurgarh

2. The Promoter has provided the following bank account in REP-I Part D at the time of registration of the said Project:

Bank and Branch address: AU SMALL FINANCE BANK, BAHADURGARH
 Bank Account number: 1302029817079131
 IFSC code: AUBL0002545
 MICR code: 124765052
 Branch code: 2545

3. The promoter has got issued a public notice in two newspapers namely "Dainik Jagran" & "The Times of India" dated 15.10.2025 informing all the 3 accounts to the general public. However the said public notice is not in the prescribed size of (3 x 3) inches.

vi. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.

4. In compliance to condition no. (vi), the promoter has submitted entry of licence in the revenue record.

5. Now vide letter dated 19.01.2026, the promoter has got issued a public notice in two newspapers namely "Dainik Jagran" & "The Times of India" dated 13.01.2026 informing all the three accounts to the general public which is in order and are in the prescribed size of (3 x 3) inches.

6. Also vide another letter dated 19.01.2026, the promoter is requesting for addition of financier and conversion of 30% Free Account into escrow in favour of Financer.

7. The promoter has submitted the following in this regard:-

1. We are in discussion with-Aditya Birla Finance Limited for sanction of loan to the tune of ₹. 20 crores against the concerned project. We would like to request you to grant us the permission regarding the same and add Aditya Birla as a financier. We assure you that we would comply with all the conditions of HREERA in relation to the same including disbursement in 70% RERA Account. However, if the banking software prohibits the same, we shall take the disbursement in 100% collection account and all the proceeds in the 30% account shall be



utilized only towards the development work before any other payments and after payment we shall intimate the authority showing the utilization towards development.

2. Further, the financer has requested us to convert the 30% Free Account into an escrow account in their favor so that they may deduct their EMI from the concerned account. Since the account belongs to the promoter and we have no issue in the entire arrangement, we would like to request to grant us the permission regarding the same. Further we assure the authority that the funds in 70% account shall be utilized only towards the development.

8. After consideration, the Authority acceded to the request of the promoter to allow the promoter to add Aditya Birla Finance Limited as a financer in the project. As regard the request of the promoter at (2) to convert 30% free account into an escrow account, the Authority is of the view that the same cannot be considered since it is not as per the provisions of the RERD Act, 2016. However, the Authority decides to take on record the Bank account details submitted by the promoter. An addendum in this regard be issued. 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

LAHEENA

Heena

59/02