



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 11.02.2026.

Item No. 313.20

Intimation of change in beneficial interest from Vashisth Builders and Engineers Ltd & Ors. To M/s Adore Homes LLP.

Promoter: Vashisth Builders and Engineers Ltd.

Project: "Global Business Park" – an Industrial Plotted Colony under Enterprises Promotion Policy 2015 on land measuring 39.689 acres situated in Sector 72-73, Faridabad, Haryana.

Reg. No.: HREA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023.

Temp ID: RERA-PKL-692-2019.

1. M/s Adore Homes LLP vide letter dated 24.05.2024 has submitted that license no. 4 of 2018 dated 15.01.2018 over an area measuring 39.689 acres and license no. 176 of 2023 dated 01.09.2023 for 13.23 acres was originally granted to Hightech Construction Co. Pvt. Ltd., Vashisth Builders and Engineers Ltd., Sunshine Town Planners Pvt. Ltd., SPS Infrastructure Pvt. Ltd. in collaboration with Vashisth Builders and Engineers Ltd. for development of Industrial Plotted Colony on the land situated in Sector 72-73, Faridabad, Haryana.

2. Pursuant to license no. 04 of 2018, M/s Vashisth Builders and Engineers Ltd. obtained registration certificate bearing no. HRERA-PKL-FBD-165-2019 dated 04.10.2019.

3. DTCP vide its order dated 17.11.2023 has allowed their request for change in beneficial interest over an area measuring 39.689 acres and 13.23 acres i.e. total 52.919 acres in favour of Adore Homes LLP. It has been submitted that M/s Adore Homes LLP shall be the licensee of the above said licenses for all intents and purposes.



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4. Request has been made to change the promoter from M/s Vashisth Builders and Engineers Ltd. to M/s Adore Homes LLP in the records of the Authority. The details of the LLP have been provided along with the request.

5. On 11.09.2024, the Authority decided that applicant be asked to submit the following:

- i. *The registration has been granted to Vashisth Builders and Engineers Ltd. Application to surrender the said registration has to be filed by Vashisth Builders and Engineers Ltd. whereas present application has been filed by M/s Adore Homes LLP.*
- ii. *Copy of tripartite Agreement executed between Vashisth Builders and Engineers Ltd., Adore Homes LLP and DTCP wherein rights in the project have been transferred to Adore Homes LLP be submitted.*
- iii. *an affidavit be submitted by Vashisth Builders and Engineers Ltd. with regard to the number of plots sold in the project and an undertaking by Adore Homes LLP that the interest of all these allottees will be safeguarded by Adore Homes and the consent of 2/3rd allottees on the revised layout plan/ change of developer.*
- iv. *M/s Adore Homes LLP should apply for registration of the entire area measuring 55.919 acres.*

6. Vide reply dated 21.01.2025, Vashisth Builders and Engineers Ltd. has submitted the following:

- a. Application regarding surrender of RERA Registration (HREA-PKL-FBD-165-2019 dated 04.10.2019 valid upto 12.01.2023) of the project "Global Industrial Park".
- b. There is no tripartite agreement between the parties with DTCP.
- c. Affidavit of Promoter regarding number of plots sold in the project – which states that there are total 202 plots out of which 75 have been sold and balance unsold plots are 127.
- d. Undertaking by Adore Homes LLP for safeguarding of interest of allottees and to seek registration of RERA of entire area of 55.919 acres phase wise which also states that as per directions of department phasing of the same was sought and the same was approved on 18.11.2024 and RERA for 2 out of 3 phases has already been sought.
- e. Consent of 2/3rd allottees (which relates to revision of layout plan only and not change of developer).

7. On 02.04.2025, after considering reply dated 21.01.2025, the Authority enquired from the Authorized Representative of Adore Homes LLP whether application to seek registration of RERA of the entire area of 55.919 acres has been submitted in the Authority or not? Sh. Jyoti Sidana sought time to apply for fresh registration. Authority again directed that M/s Adore Homes LLP should apply for registration of the entire area measuring 55.919 acres.



8. On 16.07.2025, counsel appearing on behalf of Promoter states that memo of appearance has been filed today and requested for some time to file reply. The Authority directed the promoter to file reply one week before the next date of hearing.

9. On 27.08.2025, no reply was received, the Authority decided to grant one last opportunity to comply with the orders of the Authority.

10. The promoter, through its reply dated 09.09.2025, has submitted the Vakalatnama in favour of its counsel along with a Board Resolution authorizing Mr. Swantantra Kesarwani to act as the Authorised Signatory.

11. On 26.11.2025, Adv. Tanya appeared on behalf of the Promoter and stated that the promoter seeks to withdraw the present application. Upon consideration, the Authority directed the promoter to file a formal written request for withdrawal, accompanied by a detailed description of the entire 55.919 acres, clearly specifying the area already registered and the area which still remains unregistered along with reasons for the same.

12. Vide reply dated 09.02.2026, Adore Homes LLP has submitted withdrawal application for intimation of the change of beneficial interest and dispose of the present application. Adore Homes LLP has provided the following status of 55.919 acres :

- i. Registration No. 652 of 2025 granted for 5.536 Acres (Affordable Group Housing- Adore Prima)
- ii. Registration No. 766 of 2025 granted for 4.1 Acres (Affordable Group Housing- Adore Prima II)
- iii. Registration for 46.283 acres (Industrial Colony) is under process.

13. In view of the above, the Authority decided to allow the withdrawal of the application submitted by Adore Homes LLP on 24.05.2024 wherein request had been made to change the promoter from M/s Vashisth Builders and Engineers Ltd. to M/s Adore Homes LLP. Further M/s Adore Homes LLP is directed to register the remaining area of the project as late fee as per resolution dated 26.08.2019 is applicable on the area which is not registered till date. Copy of orders be sent to M/s Adore Homes LLP and M/s Vashisth Builders and Engineers Ltd.

14. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA-KaKul

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