



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 25.02.2026.

Item No. 314.14

Permission to convert 30% free account into Escrow Account with Aditya Birla Finance Limited.

Promoter: NV Residency LLP.

Project: "NV City", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring. 26.3625 acres(18.075 + 8.287) situated in the revenue estate of Village Sunari Khurd, Sector-21 E, Rohtak.

Reg. No.: HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026.

Temp ID: 1243 of 2023.

1. Vide letter dated 19.01.2026, the promoter has submitted that a loan amount of ₹ 15 Cr from Aditya Birla Finance Limited has been sanctioned and the Authority had allowed to receive the disbursement of the loan in 70% account vide orders of the Authority dated 24.12.2025.
2. The Promoter has received a cheque from Aditya Birla Finance Limited for an amount of ₹ 5,87,60,764/- which was presented in the 70% account i.e., 41864846171 as per directions of the Authority.
3. The system of State of Bank of India did not allow the credit in 70% account from any account other than 100% account and the credit was disallowed.
4. The promoter requested the bank to credit the cheque in a 100% account and make the payment to the contractor for development equivalent to the amount credited in the 30% account. Copy of account statement showing the amount credited in 30% account and amount of payment made to contractor.



5. Till date, the Promoter has received ₹ 6 Crores as loan amount and ₹ 9 Crore is pending for which Aditya Birla Finance Limited is asking to convert the 30% account into Escrow Account from which installement of Aditya Birla may be deducted.
6. It is requested to convert 30% account into Escrow Account to secure the installment of Aditya Birla Finance Limited. The Promoter is assuring that the conversion shall have no bearing on the project as the development work shall be done from 70% account and the repayment shall be done from 30% account.
7. It is pertinent to state that registration number HRERA-PKL-ROH-436-2023 dated 17.04.2023 valid upto 31.03.2026, was granted to the Promoter for an area measuring 18.075 acres and on 18.12.2024, an additional area measuring 8.287 acres was also registered by the Authority. Therefore, making the total area to 26.3625 acres. Following Special Condition was imposed in the Certificate of Supplementary Registration:
- iv. *The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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.*
8. Today, the Authority directs the Promoter to provide the details of RERA bank Account (where 70% of the amount received from the allottees shall be deposited) and bank account details of 100%, and 30% account.
9. Adjourned to 06.05.2026.



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.

all-cc
18/3/26
STP

18/03

LA ICAKUL *kel*