HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd 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 24.06.2026.

Item No. 323.44

Application for addition of New RERA Current Account and submission of NOC for Loan.

Promoter: **M/s Raj Developers through Proprietor Raj Kumari.**

Project: **"MAK GREEN - TWIN TOWERS"-a Group Housing Site (GH-1) measuring 2016 Sqm (having an FAR of 3528 Sqm) situated in Sector-4 Extension, Urban Estate, Rohtak.**

Reg. No.: **HRERA-PKL-ROH-633-2024 dated 04.11.2024 valid upto 27.12.2028.**

Temp ID: **1545-2024.**

1. The promoter vide letter dated 04.12.2025 has requested to update and add a new RERA-designated Current Account for the project. They informed that their earlier RERA account [IndusInd Bank, Rohtak, IFSC INDB0001464, Ac. No. 124234004] requires replacement/ updation due to Bank Finance, From SBI, Bahadurgarh. The details of the new RERA-compliant current account are as follows:

Name of Bank:	*STATE BANK OF INDIA*
Branch:	*Bahadurgarh, Haryana*
IFSC Code:	*SBIN0005697*
RERA Current Account No.:	*44698040940*
Account Type:	*Current (RERA-Compliant)*

2. In view of the above, the promoter has requested to update this new account in official records and provide approval at the earliest so that all future project-related collections and expenditures can be carried out strictly as per RERA norms.

3. On 07.01.2026, the Authority observes that the bank account mentioned in REP-I Part D at the time of registration was 016805005651 of ICICI Bank Limited, Ashoka,

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Rohtak. Now, the promoter has informed that their earlier RERA account was in IndusInd Bank, Rohtak and they have changed it to State Bank of India. This shift to different accounts be explained since the promoter has violated condition no. I of the registration certificate. Reply must be submitted on or before 11.03.2026 failing which the Authority may initiate coercive proceedings.

4. Vide letter dated 29.01.2026, the promoter has informed that their earlier RERA Account No. is 016805005651 (ICICI Bank, Rohtak).

5. Vide letter dated 29.01.2026 has applied for NOC for loan from the State Bank of India and informed that a loan amount of ₹ 9.10 Cr for this project as well as for the project bearing registration no. HRERA-PKL-ROH-634-2024 dated 04.11.2024 valid upto 31.12.2028. The Promoter has mortgaged the project against the loan. Vide letter dated 29.01.2026, State Bank of India has confirmed that once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, the bank will release their charge on such unit and provide NOC for the sale/conveyance deed to be executed.

6. Also, vide letter dated 12.02.2026, the promoter declared that they have not received any amount in new requested account and they will not receive any amount for booking/selling till permission is granted by the Authority. Also, the account change is required due to bank finance.

7. On the last date of hearing 25.03.2026, the Authority directed the Promoter to submit reply to the following:

i. Correct details of 100%, 70% and 30% opened by the Promoter.

ii. As per Special Condition No. I imposed in the registration certificate the promoter should submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no flat/apartment shall be sold. The Promoter should submit an affidavit stating no unit have been sold by the promoter till date.

iii. Despite rejection of the application for seeking loan on 08.10.2025. The Promoter has taken a loan of ₹ 9.10 Cr against this project and project bearing registration no. HRERA-PKL-ROH-634-2024 dated 04.11.2024 valid upto 31.12.2028. The promoter should show cause as to why penalty u/s 63 Act, 2016, i.e., upto 5% cost of project may not be imposed.

iv. Also, the promoter is requesting to consider Account No. 44698040940 (State Bank of India) for this project as well as for the project bearing registration no. HRERA-PKL-ROH-634-2024 dated 04.11.2024 valid upto 31.12.2028. Two projects cannot have the same account number.

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8. Today, neither any one appeared nor any reply filed. The Authority directs the promoter to comply with order dated 25.03.2026 of the Authority one week before the next date of hearing.

9. Adjourned to **05.08.2026.**

Haryana Real Estate Regulatory Authority
1814
Despatche No.
Date 22/7/26
PANCHKULA

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.

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