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 15.07.2026.

Item No. 325.28

Permission for change of RERA account to SBI IC Branch, Bahadurgarh.

Promoter: **Arsons Realtors LLP.**

Project: **"The Morbagh" - a group housing site GH-07 measuring 8518 sq. mtrs in Phase 01, Sector 30 A, IMT, Rohtak.**

Reg. No.: **HRERA-PKL-ROH-508-2023 dated 13.10.2023 valid upto 31.08.2028.**

Temp ID: **1339-2023.**

1. Vide letter dated 02.06.2025, the promoter had requested to grant permission to change RERA bank a/c. They are willing to change the RERA a/c to SBI IC Branch, Bahadurgarh, Haryana- 124507 as they are seeking a loan against the project and the bank has mandated to maintain RERA a/c with their bank for seamless fund monitoring and compliance with loan terms. They assured that all transactions will continue to comply with the provisions of the RERA Act, 2016 and they will duly update the Authority on any further changes as required.

2. A letter dated 27.05.2025 issued by SBI Branch has also been enclosed in which loan amount of ₹ 12 crore has been sanctioned under Asset Backed Loan Scheme for construction of the above project.

3. The Authority on 25.06.2025 was of the view that the project was registered in October 2023. At that time the escrow account was in HDFC bank, Bahadurgarh with account no: 59229050775775. Neither details of the earlier account nor the number of units sold in the project have been submitted. The amount in the earlier account will first have to be transferred to the new account and the entire loan amount of ₹ 12 crore is required to be deposited in the 70% account. Reply in this regard be submitted.

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4. The promoter vide reply dated 08.09.2025 has informed that they don't take any amount from allottees in HDFC account (A/c number: 59229050775775) and had already informed about the change of RERA Account to ICICI Bank before taking the registration. Copy of HDFC Account is enclosed from the date of registration, till date. Further, the promoter stated that they have made proper Quarterly compliance on HRERA Portal regarding the number of units sold and the amount received from the allottees in ICICI bank. Statement regarding the Nil Balance of earlier ICICI RERA Bank has been enclosed by the promoter. An assurance letter from the bank regarding the disbursement of loan to 70% account along with the statement of New SBI RERA account is also enclosed. Details of New RERA Accounts is as under: -

Particular	Account Number	IFSC CODE	Bank name
RERA Collection Account (100%)	44324176550	SBIN0005697	SBI BANK, IC BRANCH
RERA ESCROW ACCOUNT (70%)	44120430484		
RERA FREE ACCOUNT (30%)	44324163303		

5. The Authority on 10.09.2025 was of the view that the promoter should issue a public notice measuring 3 x 3 inches in two newspapers widely circulated in the area (one in Hindi) to inform the general public of the changed account numbers.

6. On 10.12.2025, neither any reply was received from the promoter nor any one represented. The Authority after consideration granted one last opportunity to the promoter to submit a copy of the newspaper in which the public notice has been published failing which the request of the promoter shall be rejected.

7. On 25.03.2026, the Authority observed that no reply has been received till date. In the interest of justice, the Authority decided to grant one last opportunity to the promoter to submit and comply with the directions of the Authority failing which show cause notice under Section-63 of the Real Estate (Regulation & Development) Act, 2016 shall be issued.

8. The office has informed that the promoter has submitted original publication of three bank accounts in the newspapers of " Delhi Jagran" and "Hindustan Times" vide reply dated 11.12.2025. However, measurement of the publication is not of the prescribed size, i.e., 3x3 (inches) and is of 1.25x 4.75 (inches).

9. Today, in view of the above, the Authority directs the Promoter to publish the three bank accounts in prescribed size, i.e., 3x3 (inches) and submit the same to the Authority.

10. **Adjourned to 26.08.2026.**

Haryana Real Estate Regulatory Authority
Despatch No 2035
Date 6/8/26
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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