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 02.09.2026.

Item No. 331.21

Submission of details of RERA Bank Account as per special conditions mentioned in the RC.

Promoter: **M/S Luxestates Realty LLP.**

Project: **"The Sky Heights", GH-22, 23 and 24 measuring 6300 sqm (having FAR of 11774.859 sqm) in sector-24, Panchkula.**

Reg. No.: **HRERA-PKL-PKL-632-2024 dated 04.11.2024 valid upto 30.06.2029.**

Present: **Sh. Jyoti Sidana alongwith Adv Tarun Ranga on behalf of promoter.**

1. Promoter vide letter dated 22.11.2024 has submitted the following details of RERA bank accounts.

RERA Account no.	99999811081081
Collection account no.	99999811499995
Bank name:	HDFC BANK
Branch address:	Vishaka Enclave Pitampura Delhi
IFSC Code:	HDFC0000392

2. At the time of registration, the promoter submitted 99999811499995 (Bank: HDFC BANK, Vishaka Enclave Pitampura Delhi, IFSC Code: HDFC0000392) as account number in the A to H form.

3. On 18.12.2024, Authority decided that bank account details submitted be taken on record and uploaded on web portal of Authority. Promoter should get the bank account details published in two leading newspapers of size 3" x 3" for the information of general public under intimation to Authority. On 19.02.2025, Authority granted last opportunity to comply with the orders.

4. The promoter has not complied with orders of the Authority dated 18.12.2024, however, vide letter dated 21.04.2025, the promoter states that their banker has now informed

the following bank accounts as RERA accounts: Luxestates Realty LLP TSH RERA A/c 50200105347798 Luxestates Realty LLP TSH COLL A/c 50200105377153

5. The matter was heard by the Authority on 07.05.2025, in Item No. 286.29, in which Authority observed that *the promoter should get the new bank accounts details published in two leading newspapers of 3 x 3 (inches) for the information of general public under intimation to Authority. Further, the promoter should submit an affidavit that no unit/ apartment has been sold as on date before the next date of hearing and if the promoter has received amount from allottees, the Bank statements of all the accounts be submitted alongwith a CA certificate certifying that closing balance of old account has been transferred to new accounts."*

6. The matter was heard by the Authority on 06.08.2025, (in Item No.295.12), in which Authority observed that "*Sh. Jyoti Sidana informed that reply has been submitted in the Authority on 05.08.2025. The Authority directs the office to examine the reply and put it up on the next date of hearing*".

7. The Promoter vide reply dated 05.08.2025 has submitted that public notices as to the details of new bank accounts have been published in the two leading newspapers. Further, he also stated that third party rights have been created at the site. The Promoter also stated that Bank Statements of the accounts alongwith details of receipt and expenditure duly certified by Chartered Accountant are enclosed. The CA Certificate states that the balance in the account nos. 99999811499995 and 99999811081081 technically remained un-transferred as of May 7, 2025. It is evident from the fund flow and financial records that funds have already been applied towards the project execution. The Promoter has also submitted the inflow and outflow of account nos. 99999811499995 and 99999811081081, during the period ended 22.11.2024 to 07.05.2025.

8. On 29.10.2025, Sh. Jyoti Sidana (AR) and Adv. Himanshu Jindal counsel of Promoter Company appeared on behalf of the promoter and stated that they have already submitted the CA certificate and other information as asked by the Authority. After consideration, the Authority found the data in the CA certificate fudged and the Authority directed the office to appoint an Auditor to conduct Forensic Audit of the project and the promoter to deposit an Auditor Fee of ₹ 1 lakh along with GST within 10 days.

9. The promoter vide reply dated 05.12.2025, had submitted a fee of ₹1,18,000/- on account of Auditor fee of ₹1 lac along with GST.

10. M/s S. Mehtani & Co. have been appointed as auditors vide letter dated 12.02.2026 for conducting forensic audit of the firm.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

11. The matter was considered by the Authority on 08.04.2026, it was adjourned to 24.06.2026, awaiting auditor report.

12. Vide letter dated 12.06.2026, the promoter has informed that they have paid ₹ 1,18,000/- on account of Auditor Fee for Audit of the Project and have submitted all requisite data and information to the Auditor from time to time, as per their requirements. Supporting documents, financial records, and project details have been supplied in full to facilitate the audit process. They have approached the Auditor to expedite submission of the report to the Hon'ble Authority, as the matter is listed for examination on 24.06.2026. The delay in submission of the report is solely on account of the Auditor's process, and not due to any deficiency on their part. We respectfully assure the Hon'ble Authority that every document and piece of information sought has already been provided to the Auditor.

13. The Auditor has submitted the forensic audit report on 23.06.2026 which was considered by the Authority on 15.07.2026 and after considering the forensic report and comments of the promoter, directed the auditor and authorised representative of the company well versed with the facts of the case to be physically present on the next date of hearing.

14. On the last date of hearing, i.e., 22.07.2026, after hearing both the developer as well as auditor, the Authority observed that violation has been committed by the promoter by changing the bank accounts twice. The same has been admitted by the designated partner present during the hearing. Thus, the Authority imposed a cost of ₹1.5 lakhs for changing the bank account without the permission of the Authority, which should be deposited before the next date of hearing and thereafter, the bank account details will be taken on record. The Authority also cautioned the promoter to strictly follow the provision of RERA Act, 2016, Rules and Regulations framed there under.

15. Today, Adv Tarun Ranga and Sh. Jyoti Sidana appearing on behalf of promoter informed that they have deposited the cost amounting to Rs. 1.5 lakhs in the registry of the Authority today. The same is taken on record. After consideration the Authority decides to take on record the bank account details submitted by the promoter. Corrigendum in this regard be issued. **Disposed of.**

Haryana Real Estate Regulatory Authority * PANCHKULA *
2670
Despatch No.
Date 9-10-26

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA(Shubham) 09/10 3/3