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 07.10.2026.**

Item No. 334.27

**Submission of Public notices in compliance of the special condition of the Registration certificate.**

**Promoter:** **Niharika Buildwell Pvt. Ltd.**

**Project:** **Niharika Aurum 24 apartments [6 Plot nos. A-04 (67-72)] on land measuring 900 sq. mtrs. (FAR 2.62) (forming part of a larger plotted colony measuring 55.723 acres) situated in sector-37, Panipat.**

**Reg. No.:** **RERA-PKL-PNP-718-2025 dated 24.06.2025 valid upto 30.04.2028.**

**Temp ID:** **1700-2025.**

**Present:** **Sh. Neeraj Puri on behalf of the promoter.**

1. The Authority while granting registration certificate no. RERA-PKL-PNP-718-2025 dated 24.06.2025 to the above-mentioned project imposed a special condition stating therein;

> *"I. 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 floors 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 (inches) (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."*

2. The promoter vide letter dated 19.11.2025 has submitted details of the RERA bank accounts:

| Sr. No | Account No. | A/c Type | IFSC Code | Bank and Branch Name |
|---|---|---|---|---|
| 1 | 546205000173 | Master Collection A/c | ICIC0005462 | ICICI Bank, Panipat |

| | | | | |
|---|---|---|---|---|
| | | (100%) | | Haryana |
| 2 | 546205000174 | Rera A/c (70%) | | |
| 3 | 546205000121 | Current A/c (30 %) | | |

3. As per Form REP-I, the details of the bank account submitted by the promoter at the time of registration are:

| | |
|---|---|
| Bank and Branch address: | ICICI BANK LTD, SCO NO. 27-28, ELDECO HI Street Market, Eldeco, Panipat, 132103, Haryana. |
| Bank Account number: | 546205000121 |
| IFSC code: | ICIC0005462 |
| MICR code: | 132229008 |
| Branch code: | 5462 |

4. That the bank A/c details mentioned in Form REP-I are of 30% Current account.

5. The promoter has also annexed the public notices published in two newspapers. Perusal of the same reveals that the content of the notice is in order and prescribed size of 3x3 inches.

6. The Authority, on 04.02.2026, observed that since the bank a/c details given at the time of registration of the project was of 30% free account, the promoter be asked to submit justification as to why details of the 30% bank account was given at the time of registration. The promoter was also directed to submit an affidavit stating that no amount has been received in the 30% bank account after the grant of registration certificate RERA-PKL-PNP-718-2025 dated 24.06.2025. The promoter was directed to submit the same at least one week before the next date of hearing.

7. On 01.07.2026 and 22.04.2026, since no reply was received from the promoter, the Authority again directed the promoter to comply with the orders dated 04.02.2026.

8. On the last date of hearing, i.e., 12.08.2026, neither anyone appeared nor any reply filed. The Authority directed the promoter to show cause as to why penalty under Section 63 of the Act may not be imposed for not complying with the orders of the Authority.

9. A copy of these proceedings was sent to the promoter through registered post which was delivered on 19.09.2026 and through mail on 14.09.2026.

10. Vide reply dated 28.09.2026, an affidavit has been submitted confirming that no amount has been received in 30% Bank Account after the grant of registration certificate. All units of the project have been completed in all respects and OC has been duly granted.

11. Vide another letter dated 08.09.2026, the promoter has informed that project has been 100% completed and Occupation Certificates dated 17.02.2026 alongwith CA, Architect,

Haryana Real Estate Regulatory Authority ★ Panchkula ★

Engineer Certificates and photographs have been submitted depicting that the project is 100% complete.

12. After consideration, the Authority decides to take on record the bank account details and occupation certificates submitted by the promoter. The same be uploaded on the web portal of the Authority. **Disposed of.**

Haryana Real Estate Regulatory Authority PANCHKULA
2898
Despatch No
Date 21/10/26

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 SHIV/BHAT
22/10

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