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 30.09.2026.

Item No. 333.22

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-634-2024 dated 04.11.2024 valid upto 31.12.2028.**

Temp ID: **1548-2024.**

1. The promoter vide letter dated 04.12.2025 had 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 had 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 observed that the bank account mentioned in REP-I Part D at the time of registration was 259991256696 of IndusInd Bank Limited, Sheela Bye Pass Road, 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, promoter had applied for NOC for loan from the State Bank of India regarding loan amount of ₹ 9.10 Cr for this project as well as for the project bearing registration no. HRERA-PKL-ROH-633-2024 dated 04.11.2024 valid upto 27.12.2028. 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 are 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 the new requested account and they will not receive any amount for booking/selling till permission is granted by the Authority.

7. On 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-633-2024 dated 04.11.2024 valid upto 27.12.2028. 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-633-2024 dated 04.11.2024 valid upto 27.12.2028. Two projects cannot have the same account number.

8. On 24.06.2026, 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.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

2/3

9. On 05.08.2026, Authority observed that neither anyone appeared nor any reply filed by the promoter. In the interest of justice, the Authority directed the promoter to comply with the orders of the Authority dated 25.03.2026 at least one week before the next date of hearing failing which the request of the promoter shall be rejected.

10 Today, after consideration Authority is of the view that since reply has not been filed despite grant of several opportunities to promoter therefore the request of the promoter for addition of New RERA Current Account and submission of NOC for Loan is hereby rejected. The promoter is directed to repay the loan of ₹ 9.10 Cr taken against this project and project bearing registration no. HRERA-PKL-ROH-633-2024 dated 04.11.2024 valid upto 27.12.2028. No encumbrances shall be created on the project land, buildings constructed on it and any other property/ equipments of the project. Non compliance of these orders of the Authority may lead to legal consequences including revocation of registration. Compliance reports of orders be submitted within 60 days of uploading of the order.

11. **Disposed of.**

Haryana Real Estate Regulatory Authority
2811
Despatche No
Date 19/10/26
PANCHKULA

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- Judu

STP

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21/10/26

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