



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 10.04.2024.

Item No. 249.26

Request for change of RERA Bank Account.

Promoter: Emeraled MDPS LLP .

Project: "Anmol" - Affordable Group Housing Colony namely on land measuring 5.0062 acres situated in Sector-88, Faridabad.

Reg. No.: HRERA-PKL-FBD-278-2021 dated 22.10.2021 valid upto 16.01.2026.

Temp ID: RERA-PKL-953-2021.

Present: Mr. Rajesh Goswami and Mr. Tarun Ranga, Advocates.

1. The matter was considered by the Authority on 18.12.2023, vide item no. 236.33 wherein following directions were passed:

"6. Authority observes that reply filed by promoter in Suo-motu complaint no. 2125 of 2023 is contradictory.

7. After consideration, Authority decided that promoter should submit the following information:-

i. The amount received in 100% and 70% bank accounts of the promoter from the date of registration till date.

ii. The amount spent on the project and infrastructure till date along with the percentage of development works executed duly certified by an Architect, Engineer and a Chartered Accountant.

iii. Up to date details of sold/unsold apartments.

iv. Photographs of the site.

8. Adjourned to 12.02.2024."

2. The matter was last considered by the Authority on 21.02.2024 vide item no. 242.07 wherein the promoter did not file any reply to above mentioned deficiencies and it was observed as under:



"3. Authority observes that there is contradiction in the already filed reply and reply filed in Suo Motu complaint no. 2125 of 2023. Promoter has not filed any reply to the observations of Authority dated 18.12.2023. Hence, Authority decided to impose cost of Rs.50,000/- on the promoter. Last opportunity is granted to the promoter to file the reply and deposit the cost before next date of hearing.

4. Adjourned to 10.04.2024."

3. The promoter has still not filed any reply to the above mentioned deficiencies.

4. It was informed to Authority by Ld. Counsel that promoter is maintaining six accounts in HDFC and Punjab & Sind Bank. No reply has been filed by the promoter on the directions of Authority dated 18.12.2023. Loan of Rs. eighteen crores has been obtained by the promoter but no details have been supplied to Authority.

5. After consideration, Authority decided as under:-

- i. Why penalty of Rs.5 lac may not be imposed on promoter for violating the provisions of 4(2)(1)(D)
- ii. Punjab & Sind Bank may be issued notice under Section-35 of RERA Act, 2016 as to why RERA Accounts have been opened when the promoter is already having RERA account in HDFC Bank.
- iii. Promoter should reply to the observations of Authority dated 18.12.2023 and 21.02.2024.
- iv. NOC from bank be submitted.

6. Adjourned to 05.06.2024.



True copy

Executive Director,
HRERA, Panchkula

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

~~all over~~ 3/5/24.

LA Adwines