



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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. 249.08**

**Submission of RERA bank account details.**

**Promoter: BKS Infra Developers Private Limited.**

**Project: "KJS Township" an Industrial Plotted colony over an area measuring 12.443 acres situated in the revenue estate of Village Daboda Khurd, Tehsil Bahadurgarh, Distt. Jhajjar.**

**Reg. No.: HRERA-PKL- JJR -517-2023 dated 16.11.2023 valid upto 26.06.2026.**

**Temp ID: 1307-2023.**

1. The Authority has registered the subject cited project along with the condition that:-  
*"iii. 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority."*
2. Vide letter dated 18.12.2023, M/s. BKS Infra Developers Private Limited has submitted the details of three bank accounts.  
The matter was placed before the Authority in its meeting held on 03.01.2024 vide Item No. 237.09 wherein the Authority has decided that certificate of Kotak Mahindra Bank submitted by the promoter is not as per provisions of Section 4(2) (l) (d) of RERD Act, 2016. Hence, Authority decided that promoter should submit correct bank account details as per ibid provisions. After that request of the promoter will be considered.
3. However, since no reply was received from the promoter, the Authority on 21.02.2024 has observed that promoter has not complied with the orders of Authority dated 03.01.2024 and has not submitted any reply. Hence, Authority decided to impose cost of



Rs.50,000/- on the promoter. Promoter be also issued show-cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not abiding the orders of Authority. Kotak Mahindra Bank may also be directed to issue bank certificate as per the provision of Section-4(2)(l)(d) of RERA Act, 2016.

4. Based on the above, show cause notice to the promoter and letter to Kotak Mahindra Bank have been issued on 02.04.2024 and the same has also been mailed to the promoter.
5. Further, the promoter vide letter dated 01.04.2024 has confirmed that following bank account details previously submitted are accurate and adhere to provisions of RERA:-  
Account No.-9249022583-100% collection account  
Account No. 9249022590-70% RERA Bank Account  
Account No. 9249022491-30% current account.
6. However, Kotak Mahindra Bank letter still reflects the following:-  
"1. 9249022583-100% Collection Account (Rera Escrow account)  
2. 9249022590- 70% Retention Account (Rera Account)  
3. 9249022491-30% Current account (Rera)  
Further, that the Company can be given debit authority (Chq book and internet banking) only in account No 9249022491, Company can be given debit authority as per Rera agreement only in Account No 9249022583. Company can be given Internet banking with only view rights in Account No 9249022583 & 9249022590."
7. No further communication has been received from the promoter nor from the bank.
8. As nobody was present today, Authority decided that Managing Director/ one of the Directors and Bank Manager of Kotak Mahindra Bank be personally present on next date of hearing.
9. Adjourned to 29.05.2024.



*alleged*  
31/5/24

True copy

*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

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