



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 03.07.2024.

Item No. 258.15

Request for change of RERA bank account and regarding compliance of special conditions imposed.

Promoter: Adore Build Projects LLP.

Project: "The Select Premia" - Plot no. 1 (Residential – Multi Storey Apartments) allotted by HSVP on land measuring 5.48 acres situated in Sector 76, Faridabad.

Reg. No.: HREA-PKL-FBD-584-2024 dated 27.05.2024 valid upto 30.05.2029.

Temp ID: RERA-PKL-1435-2024.

1. The Authority had registered the project namely "The Select Premia" - Plot no. 1 (Residential – Multi Storey Apartments) allotted by HSVP on land measuring 5.48 acres situated in Sector 76, Faridabad, registered vide HRERA-PKL-FBD-584-2024 dated 27.05.2024 subject to following special conditions:

- (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 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.
- (ii) Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.



- (iii) Promoter shall submit duly approved building plans in respect of commercial pocket having FAR of 110.880 sq.mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- (iv) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting the interest of the allottees.

2. The promoter vide letter dated 24.05.2024 has requested for change of RERA account no. stating that they need to change the account because the RERA act requires a master account where the proceeds from allottees are deposited and those are spilt into 70% and 30% accounts. The IDBI bank does not have this quality and feature, therefore they felt the need to open a new account that is in line with the requirement of RERA Act. The details of bank account as per REP-I Part-D and new account details are as under:

Type of account	RERA Account as per REP –I Part –D	New Account details
Master Collection account	-	50200096543882, HDFC Bank
RERA Account	1037102000018443, IDBI Bank	50200096542882, HDFC Bank
Current Account	-	50200096543412, HDFC Bank

3. It has further been submitted that in REP-I part-D it has been mentioned that Sh. Jetaish Kumar Gupta would ordinarily be operating the account, whereas now the new RERA accounts would be operated by Sh. Jetaish Kumar Gupta and Sh. Rakesh Gupta jointly. Request has been made to change the RERA account and mode of operation.

4. Further, promoter vide letter dated 07.06.2024 has submitted that the promoter attended the agenda dated 31.05.2024, at the Ministry of Environment, Forest and Climate Change where their proposal has been accepted and referred to SEAC for environment clearance. The promoter has submitted the approved building plans for commercial pocket having ground coverage of 110.880 sq.mtrs.

5. After consideration, Authority decided that new RERA Bank Accounts details and approved building plans of commercial pocket having ground coverage of 110.880 sq.mtrs. be taken on record and uploaded on web-portal of Authority. Promoter should get published



public notice in two newspapers of size 3" x 3" regarding change of Bank Account for information of general public under intimation to Authority.

6. Adjourned to 11.09.2024.



[Handwritten signature]
6/8/24.

True copy

[Handwritten 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.

CA (Ashuina)