



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2023.

Item No. 236.33

Request for change of RERA Bank Account.

Promoter: Emeraled MDPS LLP.

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

Reg. No: RERA-PKL-953-2021.

Temp ID: 953-2021

1. Authority vide its orders dated 28.08.2023 had passed the following directions:

1. *M/s Emeraled MDPS LLP vide letter dated PUC dated 06.04.2023 has informed about change of designated RERA account number with respect to the project registered vide Reg No. HRERA-PKL-FBD-278-2021 and requested that the same be taken on record.*

2. *The promoter has submitted that "We would like to submit further that we have availed Project Funding from Punjab & Sind Bank Connaught Place, New Delhi. Due to Project Funding, we are bound to change our Bank Account from HDFC, Sector 14, Faridabad to Punjab & Sind Bank, Connaught Place, New Delhi. Punjab & Sind Bank has opened our Bank Accounts as per RERA rules and guidelines. We are once again submitting the Bank Account Details for your records."*

Particulars	Details given at the time of Registration	New account details
100% Account Details Named as "Emeraled MDPS LLP Collection"	50200064887300	07171100011412
70% Account Details Named as "Emeraled MDPS LLP RERA Account"	50200064893543	07171100011413
30% Account Details	(Given in the REP-I Part-D)	07171100011411



<p>Named as "Emeraled MDPS LLP"</p>	<p>Bank and Branch address- HDFC BANK LTD, 1st Floor, Sector-14, Faridabad Bank Account number 59271919191919 IFSC code - HDFC0001466 MICR code- 110240176 Branch code -1466</p>	
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3. After consideration, Authority decided that promoter be issued show cause notice under Section-35 of RERA Act, 2016 as to why permission of the Authority was not obtained for availing project funding from Punjab and Sind Bank Connaught Place, New Delhi and opening of the new bank account. Loan amount has not been intimated.
4. Promoter be also asked to give complete details of RERA Bank Accounts confirming transfer of entire amount to new account supported by CA Certificate. Promoter be personally present on 25.09.2023 at 11.00 A.M.
2. In compliance of above order, suo motu complaint no. 2125 of 2023 has been registered against the promoter which is listed for hearing on 05.02.2024.
3. The matter was then heard on 26.09.2023 wherein promoter did not file any reply to the deficiencies conveyed by the Authority and the matter was adjourned with a direction to the promoter to comply with the above said order.
4. The promoter has filed reply in sou motu complaint case no. 2125 of 2023 on 04.12.2023 stating that till date they are collecting the installments from allottees in old HDFC RERA Bank Account and the total amount collected in this account has never been transferred to new Punjab & Sind Bank account. The promoter is waiting for orders of the Authority granting permission to change the bank account.
5. The promoter has also annexed copy of CA certificate dated 02.12.2023 which depicts that the promoter has received a sum of ₹79,33,13,552/- in account no. – 50200064887300 HDFC Bank and a sum of ₹1,50,36,243/- in account no. – 07171100011412 Punjab and Sind Bank.
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.
9. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



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.

~~LA (Asst. Dir.)~~
5/1/24

LA (Asst. Dir.)