



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1522 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

M/s Braham Vatika Real Estate Private Limited.

...RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 28.08.2023

Hearing: 1st

Present:-None.

ORDER (NADIM AKHTAR- MEMBER)


Present suo-motu complaint was registered against the respondent promoter for changing the RERA bank account from the Punjab National Bank (Account No 01961010006360) to Axis Bank Limited Branch (Account No 922020059668795) of project namely "Sri Krishna Residency" - an Affordable Residential Plotted

Colony on land measuring 4.034 acres situated in Sector-32, Kurukshetra registered vide Registration No. HRERA-PKL-KRK-443-2023 dated 26.04.2023.

2. A show cause notice dated 14.07.2023 under Section-35 of The RERA Act, 2016 was issued to the respondent promoter directing to furnish the following information:
 - i. Why RERA Account has been changed without permission of Authority?
 - ii. A statement of account of both the accounts supported by a CA certificate that the entire amount available in earlier account has been transferred in the new account.
3. The respondent vide reply dated 19.09.2023 has informed that the said RERA Project is adjoining Project of already completed Project bearing RERA No. 45 of 2018 dated 13.09.2018 and RERA Escrow account number of the earlier Project has been entered in the New RERA Project bearing No. 443-2023 dated 26.04.2023. Both of the Projects are developed by M/s Braham Vaika Real Estate Pvt. Ltd.
4. The respondents further stated that upon receipt of RERA Registration, the Bank denied to enter collection of customers to that Account belonging to already completed Project, hence they have opened a New Bank Account and informed this Authority.
5. They further submitted that all collection from the customers related to RERA Project bearing RERA No. 443-2023 dated 26.04.2023 has been deposited into New Account number 922020059668795 (Axis Bank Ltd Branch Kurukshetra).



6. In view of the above, the promoter requested to dismiss the show cause notice as inadvertently the account number entered into A to H have been entered which relates to other Project of the same company.
7. After consideration, Authority directs the promoter to submit a statement of amount in both the accounts supported by a CA certificate that the entire amount available in earlier account has been transferred in the new account.
8. Adjourned to **08.01.2024.**


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Dr. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]