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:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 07.05.2025
Hearing: 7th
Present: None.

ORDER (Parneet S Sachdev-Chairman)

Present Suo-motu complaint was registered against the respondent promoter for changing the RERA bank account from 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. On 28.08.2023, the Authority had again directed the respondent to submit a statement of account of both the accounts supported by a CA certificate that the entire amount available in earlier accounts have been transferred in the new account. The matter was adjourned to 10.01.2024.

4. Sh. Jyoti Sidana appeared on behalf of respondent and stated that he is submitting reply to the observations along with the requisite CA certificate. Taking note of the same, the Authority directed the office to examine the reply and put up before the Authority on the next date of hearing.

5. The respondent vide reply dated 29.01.2024 has submitted a CA certificate dated 09.01.2024 vide which observations conveyed by the Authority on 28.08.2024

have been complied with by the promoter. The Authority on 13.03.2024 had directed the respondents to get the public notice measuring 3" X 3" regarding change in bank account issued in two newspapers having wide circulation in Kurukshetra for information of general public under intimation to the Authority. Thereafter, the RERA Bank Account details submitted by the promoter will be taken on record and will be uploaded on the web portal of the Authority by way of a corrigendum. The show cause notice dated 14.07.2023 issued against the respondent will be discharged after submitting the newspaper clippings. The matter was adjourned to 04.09.2024.

6. The promoter had not complied with due order dated 13.03.2024, therefore last opportunity was granted to the respondent promoter.

7. The promoter submitted the reply on 17.09.2024 which was examined and observed that the respondent has not filed the original copy of the newspapers which is required to ascertain the size of the public notice and the case was adjourned to 18.12.2024.

8. Since no one appeared on behalf of the respondent, On 18.12.2024, the Authority directed the respondent to file the original copy of newspapers before the next date of hearing and the matter was adjourned to 19.02.2025.

9. No one appeared on 19.02.2025 therefore, the Authority granted another opportunity to file the original copy of newspapers before the next date of hearing failing which penal action shall be initiated.

10. The respondent vide reply dated 25.02.2025, submitted original copies of the public notice issued in two newspapers regarding the change of bank account which was examined and it was observed that, the public notice is not in accordance with the prescribed format and size and the matter was adjourned to 07.05.2025.

11. Today no one appeared on behalf of the promoter, therefore, Authority directs the promoter to file the original copy of newspapers publication in the prescribed 3X3 (inches) format, before the next date of hearing.

12. Adjourned to **13.08.2025**.

Chander Shekhar Member	Nadim Akhtar Member	Parneet S Sachdev Chairman