



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 05.06.2024.

Item No. 256.18

(iv) **Promoter: Adore Propinfra LLP.**

Project : "Adore Legend III" – An Affordable Group Housing Colony to be developed over an area measuring 9.0375 acres situated in the revenue estate of Village Tigaon, Sector-104, Faridabad, Haryana.

Temp ID : RERA-PKL-1466-2024

Present: Sh. Jyoti Sidana, authorized representative of the promoter.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 262 of 2023 dated 12.12.2023 valid up to 11.12.2028 was granted in favour of Bajju Realtors LLP in collaboration with Adore Propinfra LLP for the development of an affordable group housing colony over an area measuring 9.0375 acres situated in the revenue estate of village Tigaon, Sector 104, Faridabad, Haryana.

2. The application submitted by the promoter was examined and following observations were conveyed vide letter dated 24.05.2024:

(i) *As per clause 9(c) and 9(d) of collaboration agreement executed between the landowner and promoter, the agreement is irrevocable except after obtaining prior written approval of DTCP.*

(ii) *As per financial statement 12.05.2023 to 31.03.2024, promoter has long term borrowings of ₹12.92 crores in the form of unsecured loans and in assets side 13.09 crores in the form of short term loans and advances. Promoter shall clarify the same.*

(iii) *The acknowledgement of filing income tax returns be submitted by the promoter.*



3. The promoter vide reply dated 03.06.2024 has complied with the above mentioned deficiencies.
4. In view of the above, Authority decides to register the project with the 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 a copy of service estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - (iv) That as per the Affidavit of the promoter dated 29.05.2024 no clause of the Collaboration Agreement/Addendum shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
 - (v) 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 interests of the allottees.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Handwritten signature]
11/6/24.

True copy

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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 (Ashima)