



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2024.

Item No. 273.03

(v) Promoter: Adore Homes LLP.

Project : Adore Prima – an Affordable Industrial Group Housing scheme measuring 5.536 acres (forming part of Industrial Plotted Colony measuring 55.919 acres) in Sector 72-73, falling in the revenue estate of village Mirtzapur and Nimka, Faridabad, Haryana.

Temp ID : RERA-PKL-1570-2024

Present: Sh. Tarun Ranga, authorized representative of promoter and Sh. Swatantra Kesarwani, authorized signatory of the promoter.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 04 of 2018 dated 14.01.2018 valid up to 13.01.2023 for an area measuring 39.689 acres was granted in favour of Hightech Construction Company Pvt. Ltd., Vashisth Builders and Engineers Pvt. Ltd., SPS Infrastructure Pvt. Ltd., Sunshine Town Planners Pvt. Ltd. in collaboration with Vashisth Builders Pvt. Ltd.

Subsequently, license no. 176 of 2023 dated 01.09.2023 valid upto 31.08.2028 for an area measuring 13.23 acres under Enterprises Promotion Policy 2015 (after migration part of license no. 124 of 2012 granted over an area measuring 52.919 acres) in addition to license no. 04 of 2018 was granted in favour of Hightech Construction Company Pvt. Ltd., Vashisth Builders and Engineers Ltd. and SPS Infrastructure Pvt. Ltd. in collaboration with Vashisth Builders and Engineers Ltd. for the development of an Industrial Plotted Colony in Sector 72 -73 falling in the revenue estate of village Mirtzapur and Nimka, Faridabad, Haryana.



Thereafter license no. 78 of 2024 for an area measuring 3 acres in addition to already granted licensed area measuring 52.919 acres was granted, hence totaling to 55.919 acres.

2. The promoter has submitted that the project will be developed in three phases (as per the approval granted by the Town and Country Planning department vide letter dated 18.11.2024:

- i. Phase 1 – Affordable Industrial Housing – 5.536 acres.
- ii. Phase 2- Affordable Industrial Housing - 4.1 acres
- iii. Phase 3- Industrial & Residential Plotted Colony – 46.283 acres.

The promoter will apply for registration of phase 2 and phase 3 once the zoning plans of the phases are approved by the competent authority.

3. The promoter has been granted change in beneficial interest vide order dated 17.11.2023.

4. The application submitted by the promoter was examined and following observations were conveyed vide letter dated 06.12.2024:

- (i) Application form not finally submitted.
- (ii) Registration fee is deficit by ₹2,41,827/- (registration fee + administrative charges).
- (iii) Address of the firm is not as per registered address mentioned at MCA website.
- (iv) Names of partners mentioned in REP-I are not in consonance with the names of the partners mentioned at MCA website.
- (v) REP-I Part –B is incorrect.
- (vi) The file should have an index showing page nos. and content.
- (vii) Each page should be page numbered.
- (viii) Date of completion mentioned in REP-I and REP-II are not in consonance.
- (ix) A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted.
- (x) Copies of revenue record enclosed are not legible.
- (xi) Land utilization table incorrectly filed (REP-I part-C).
- (xii) Date mentioned on Page 10 is not clear.
- (xiii) Specifications in REP-I Part-H needs to be more specific.
- (xiv) Environmental clearance should be after the date of approval of Building Plans i.e. 18.03.2024 and for an area of 5.536 acres.
- (xv) Date of approval of building plans incorrectly mentioned on page 10.

5. The promoter vide replies dated 12.12.2024 and 17.12.2024 has complied with the above mentioned deficiencies except (vi) and (vii). Further, as regards deficiency mentioned



at serial no. (vi) and (vii), permission is hereby granted to page number the file and enclose an index showing page nos. and content.

6. After examination, the Authority found the project is fit for registration subject to the following special conditions:

- (i) The promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- (ii) 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 units/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- (iii) Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- (iv) 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.
- (v) No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- (vi) The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- (vii) 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.



7. Office is directed to make necessary corrections in REP-I (A-H) as per replies dated 12.12.2024 and 17.12.2024.

8. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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 (Ashima)