



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.**

**Item No. 294.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(viii) Promoter: Adore Projects LLP.**

**Project: "Broadway Residences" an integrated Commercial plotted colony on land measuring 3.15 acres situated at village Bhatola, Sector-78, Faridabad.**

**Temp ID: RERA-PKL-1739-2025**

1. This application is for registration of a new project namely "Broadway Residences" an integrated Commercial plotted colony on land measuring 3.15 acres situated at village Bhatola, Sector-78, Faridabad for which License No. 171 of 2024 dated 03.12.2024 valid upto 02.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2024:

- i. Registration fee is deficit by Rs. 4,76,759/-;
- ii. Specification of construction in REP I Part II not in order;
- iii. No default certificate submitted at page no. 74 does not mention license no./area of project;
- iv. CA certificate submitted at page no. 76 [states that "based upon the scrutiny of the filled-up formats i.e DPI, REP-I (A to H) as uploaded on the website of HIRERA, Gurugram..."] is incorrect;
- v. REP II is incomplete;
- vi. The promoter should state whether entry of license has been made in the revenue records;
- vii. LC IV and bilateral agreement not submitted;



- viii. Duly certified Balance Sheets of the last three years be submitted;
- ix. Acknowledgment of filing the ITRs by the promoter be submitted;
- x. Projected cash flow statements (quarterly) of the proposed project be submitted;
- xi. Firm should delegate powers to one of its partners to execute sale deeds on behalf of the Firm;
- xii. Payment plan is required to be more staggered to include areas outside the built space.

3. The promoter vide letters dated 28.07.2025, 29.07.2025 & 30.07.2025 has complied with all the observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:


- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. 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. 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.
- iv. 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.
- 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.
- vi. Sh. Jetaish Kumar Gupta shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



- vii. Total area measuring 2359.608 sq. mtrs. (124.190 x 19) is mortgaged under External development works by the DTCP and shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula.
- viii. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
5. 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 / Monica

Wawto