



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 08.10.2025.

Item No. 302.38

Project Name: "ADORE ARPANAM" Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 3.53125 acres situated in the revenue estate of Village Bhatola, Sector 83, Faridabad.

Name of the applicant: ADORE BUILDINFRA LLP.

Date of consideration: 23.10.2025

Temp Id: 1813-2025.

1. This application is for registration of the project namely; "ADORE ARPANAM" bearing Licence No. 71 of 2025 dated 22.05.2025 valid upto 21.05.2030 granted by Town and Country Planning Department for setting up of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 3.53125 acres to Sh. Dushyant Yadav S/o Sh. Motiram in collaboration with Adore Buildinfra LLP.

2. The application was examined and following observations were conveyed to the promoter on 13.10.2025:

- i. ITR of the partners to be submitted.
- ii. The list of Projects undertaken in the past by M/s Adore Realtech Pvt. Ltd. to be submitted.
- iii. Registration fee is deficit by ₹59,490/-.
- iv. Page No. 6 & 19 are not complete.
- v. Is servant room a part of the main dwelling unit- The carpet area of these dwelling units and the servants room be submitted.
- vi. Date of start of construction has been mentioned as 31.01.2026, whereas the project expenditure if any in the project has been incurred from July 2028.
- vii. Specifications given in REP-I (Part H) are not specific.
- viii. Payment Plan is not in order.



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- ix. It may be informed if entry of Licence has been made in the revenue records.
- x. A joint undertaking be submitted that both the landowner/licencees and the Promoter shall deposit the entire amount received from the allottees in the 100% account as mentioned in REP-I (Part D).

3. The promoter vide reply dated 14.10.2025 and 15.10.2025 has complied with the observations mentioned above and the Authority found 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 unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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.



- viii. That as per the joint undertaking dated 24.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- ix. Both the promoter and the landowner/licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire 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.
- x. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- xi. That no clause of collaboration agreement dated 17.10.2023 be amended being irrevocable.
- xii. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the Landowner i.e. Sh. Dushyant Yadav S/o Sh. Motiram :

	T-1	Total Unit	T-2	Total Unit	Grand Total
Residential	22 nd to 30 th Floor	36	22 nd to 30 th Floor	36	72
	2101 & 2102	2	-	-	2
	Total	38		36	74
Commercial	Ground Floor		First Floor		
	9 to 12	4	8 & 9	2	6

6. **Disposed of.** File be consigned to record room after issuance of registration certificate This has been approved by the Authority through circulation on 23.10.2025.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

[Signature]

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LA Kargujeet
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27/10

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