



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 24.09.2025.

Item No. 300.03

(xii) **Promoter:** Adore Homes LLP.

Project : “ADORE PRIMA II” an Affordable Industrial Group housing project on land measuring 4.10 Acres situated in the revenue estate of Village Mirtazapur, Sector 73, Faridabad.

Temp ID : RERA-PKL-1778-2025

Present: Adv. Harshit Batra & Adv. Tanya on behalf of promoter and Mr. Siddharth Pratap Singh, Partner.

1. This application is for registration of the project namely; “ADORE PRIMA II”, an Affordable Industrial group Housing for an area measuring 4.10 acres (part of Industrial Plotted Colony measuring 55.919 acres) bearing Licence No. 04 of 2018 dated 14.01.2018 valid upto 13.01.2028 granted for area measuring 39.689 acres, and Licence No. 176 of 2023 dated 01.09.2023 valid upto 31.08.2028 granted for additional area measuring 13.23 acres and Licence No. 78 of 2024 dated 10.07.2024 valid upto 09.07.2029 granted for additional area measuring 3.0 acres. Respectively, an area measuring 5.536 acres (forming part of Industrial Plotted Colony over an area measuring 55.919 acres) has already been registered by the Authority vide registration No. HRERA-PKL-FBD-652-2025 dated 09.01.2025 valid upto 31.01.2029.

2. The application was examined and following observations were conveyed to the promoter on 17.09.2025:

- i. There is mismatch in the partner's details provided by the promoter in GST Certificate and the details mentioned on the MCA website.



- ii. Resolution passed in Board meeting which authorizes Mr. Ankit Kumar as Authorized person is not signed by all partners.
- iii. Letter of intent for grant of Licence for setting up of an Industrial Colony under Enterprise Promotional Policy, 2015 is not legible.
- iv. Bank Account details given in Part- D of REP-I has been specified whether it is a Master Account or Escrow Account.
- v. Non-Default Certificate from CA is not provided in original.
- vi. CA Certificate certifying that the REP-I (A to H) details is not in original.
- vii. Payment Plan is not in order.
- viii. There is mismatch in details of owner provided in Application Form and in the LC-IV.
- ix. Promoter should explain why he had issued advertisement before getting the project registered.
- x. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- xi. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xii. Board resolution is a copy, not original.
- xiii. An undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- xiv. Sharing of FAR between the promoter and the landowner is concerned and the price of such land involved, the provision of the Joint Undertaking cannot supersede the Collaboration agreement.

3. The promoter vide reply dated 19.09.2025 and 24.09.2025 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 flat/apartment shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi 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 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.

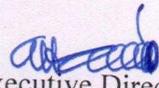


- iv. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- v. No hindrance and disability 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 shall sign and execute sale deeds/conveyance deeds on behalf of the company.
- vii. 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.
- viii. That as per the joint undertaking dated 04.03.2025, 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 landowner/licensee 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. As per clause (e) of the collaboration agreement dated 04.03.2025, the landowner/licencees are entitled to ₹5000 x 25,000 sqft = ₹ 12,50,00,000/- per acre only. The share of the landowner/licencees shall be paid from the 30% free account.
Total area under collaboration:- 3 acres
Thus, the Collaborator's share under the collaboration agreement shall be ₹37,50,00,000/-
Narsingh Tanwar share:- ₹18,75,00,000/-
Sandeep Tanwar share:- ₹18,75,00,000/-

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

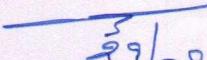


True copy


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 - Karanjeet
Karanjeet


29/09