



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 06.05.2026.

Item No. 321.03

(viii) **Promoter:** **ADORE REAL INFRA LLP.**
Project Name: **“Adore Arpanam 2.0” a Retirement Housing Project (having an FAR of 38,543.970 Sq. Mtrs.) over an area measuring 4.01875 acres bearing licence no. 137 of 2025 dated 05.08.2025 valid upto 04.08.2030, situated in the revenue estate of Village Budhena, Sector-86, Faridabad.**

Temp Id: **RERA-PKL-2047-2026.**

1. This application is for registration of a real estate project - “Adore Arpanam 2.0”, a Retirement Housing Project over an area measuring 4.01875 acres bearing licence no. 137 of 2025 dated 05.08.2025 valid upto 04.08.2030, situated in the revenue estate of Village Budhena, Sector-86, Faridabad granted in favour of Yadram, Dalchand, Rohtash, Raj Kumar, Padam Singh, Hari Singh, Manohar, Dharmender, Gyanwati, Sau Prasad, Kusum, Harish Saini, Deepak Saini, Meenu Saini, Jyoti Saini in collaboration with Adore Real Infra LLP.

2. The Promoter had earlier applied for registration of the said project vide Temp ID bearing no. 1887-2025, wherein following observations were conveyed to the promoter on 17.04.2026:

- i. Payment Plan is not in order. The Promoter should also mention the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- ii. Net Worth certificate of Directors be submitted.
- iii. In REP-I Part-B, land area of the project is mentioned as 4.01875 acres. Promoter should apply for FAR instead of land area.
- iv. A detailed list of total number of units (Floor wise) to be developed in the project be submitted mentioning carpet area and FAR.



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- v. The Promoter should submit profile of Architectural Firm and Engineer engaged in the execution of the project. Agreements with Architect and Engineer for technical support has not been submitted till the completion of the project.
- vi. Address of all Licensee is same in REP-I PART B.
- vii. The Promoter should submit gist of collaboration Agreements executed highlighting important clauses. (Right to advertise, market and sell, sharing between the land owner and Promoter, irrevocability of the Agreement, sharing of commercial area etc.)
- viii. Clause-I of REP-II (at CP/199) mentions that the Promoter has legal title to the project land whereas the Promoter has right to develop the project by way of collaboration agreements executed with the Landowners.
- ix. The Promoter should submit an affidavit cum undertaking stating that no other supplementary LLP Agreements exists other than those submitted with this application of project registration.
- x. ITR for the A.Y. 2024-2025 of the LLP shows Zero return and loss of Rs. 15,360. Also, ITR for the A.Y. 2025-2026 shows Zero return and Loss of Rs. 10,079/-. The Promoter should submit documents in support of financial capability to develop this project.
- xi. Name of one of landowners- Smt. Gyanwati has been mentioned in the License where as in REP-1 (Part B) it is mentioned as Smt. Gyanwanti. Similarly, the spelling of name of the licensee Dharmender also requires correction in REP-1 (Part B).
- xii. A joint undertaking by the promoter and all the land owners that:
 1. Both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 2. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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.
 3. No clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 4. Units allocated to each Landowner in lieu of Collaboration Agreements (in Tabular Form). The Promoter should also mention when will the possession of units be given to the Landowners and who shall sell those units.
- xiii. Registration fee is deficit by Rs. 52,145/-.
- xiv. Bank Account Certificate should be in original and should include the licence no. and the area of the project.
- xv. Undertaking (Clause 2) at CP/324 is not in order.



3. The promoter vide reply dated 20.04.2026 had partly complied with the above-mentioned deficiencies except at serial no. i, ii, v, viii and x.
4. Later, on 22.04.2026, the Authority directed the promoter to comply with the remaining deficiencies on or before 24.04.2026. Consequently thereupon, the matter shall be dealt through circulation uptill 28.04.2026 (i.e., within 30 days from the date of application) failing which the application shall be rejected under Rule- 5(2) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
5. Subsequently, the Promoter vide letter dated 24.04.2026 had complied with the deficiency at serial no. viii, however, deficiencies at serial no. i, ii, v and x were not complied with.
6. On 27.04.2026, after consideration, the Authority decided to reject the application under Section-5(1)(b) of the Real Estate (Regulation & Development) Act,2016 with a liberty to file afresh. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter was directed not to advertise, book and sell any unit in the project.
7. The Promoter has now applied afresh for the registration of the captioned project vide Temp ID: 2047-2026 by submitting A-H form on 01.05.2026 along with 5% processing fee and has also removed the remaining deficiencies at serial no. i, ii, v and x as conveyed through letter dated 17.04.2026 in the previous application submitted vide TEMP ID bearing no. 1887-2025. Upon examination of the new application, following observations were conveyed to the Promoter on 05.05.2026:
- i. In REP-I Part-B, land area of the project is mentioned as 4.01875 acres. Promoter should apply for FAR instead of land area.
 - ii. Authority letter in favour of the person who has signed this application duly signed by all the partners and the person who is authorised through it be submitted.
8. The promoter vide reply dated 05.05.2026 has removed the above-mentioned deficiencies. 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 units/apartments 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 including one in Hindi) 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days 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 and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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. 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.
 - vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
 - viii. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - ix. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - x. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(1)(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 Form REP I.
 - xi. The units allocated to Yadram (Landowner) in lieu of the Collaboration Agreement are as follows:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2601	1-2601	130.274
2602	1-2602	130.274
2603	1-2603	130.274
2604	1-2604	130.274
2701	1-2701	130.274



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2702	1-2702	130.274
2703	1-2703	130.274
2704	1-2704	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2601	2-2601	130.274
2602	2-2602	130.274
2603	2-2603	130.274
2604	2-2604	130.274
2701	2-2701	130.274
2702	2-2702	130.274
2703	2-2703	130.274
2704	2-2704	130.274

- xii. The units allocated to Rohtash and Kusum (Landowners) in lieu of the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2801	1-2801	130.274
2802	1-2802	130.274
2803	1-2803	130.274
2804	1-2804	130.274
2901	1-2901	130.274
2902	1-2902	130.274
2903	1-2903	130.274
2904	1-2904	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2801	2-2801	130.274
2802	2-2802	130.274
2803	2-2803	130.274
2804	2-2804	130.274
2901	2-2901	130.274
2902	2-2902	130.274
2903	2-2903	130.274
2904	2-2904	130.274

- xiii. The units allocated to Raj Kumar and Sau Prasad (Landowner) in lieu of the Collaboration Agreement are detailed below:

Unit sharing in Tower:1



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Flat NO.	Unit NO.	Carpets Area (in Sq. Mtrs.)
3001	1-3001	130.274
3002	1-3002	130.274
3003	1-3003	130.274
3004	1-3004	130.274
3101	1-3101	130.274
3102	1-3102	130.274
3103	1-3103	130.274
3104	1-3104	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpets Area (in Sq. Mtrs.)
3001	2-3001	130.274
3002	2-3002	130.274
3003	2-3003	130.274
3004	2-3004	130.274
3101	2-3101	130.274
3102	2-3102	130.274
3103	2-3103	130.274
3104	2-3104	130.274

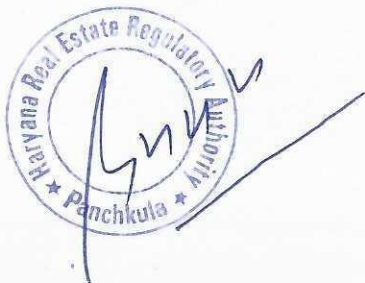
- xiv. The units allocated to Padam Singh, Hari Singh, Manohar, Dharmender, Gyanwati, Harish Saini, Deepak Saini, Meenu Saini, Jyoti Saini (Landowners) in lieu of the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpets Area (in Sq. Mtrs.)
3201	1-3201	130.274
3202	1-3202	130.274
3203	1-3203	130.274
3204	1-3204	130.274
3301	1-3301	130.274
3302	1-3302	130.274
3303	1-3303	130.274
3304	1-3304	130.274

Unit sharing in Tower 2:

Flat NO.	Unit NO.	Carpets Area (in Sq. Mtrs.)
3201	2-3201	130.274
3202	2-3202	130.274
3203	2-3203	130.274
3204	2-3204	130.274
3301	2-3301	130.274
3302	2-3302	130.274
3303	2-3303	130.274
3304	2-3304	130.274



- xv. The units allocated to Dalchand (Landowner) in lieu of the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2401	1-2401	130.274
2402	1-2402	130.274
2403	1-2403	130.274
2404	1-2404	130.274
2401	1-2401	130.274
2402	1-2402	130.274
2403	1-2403	130.274
2404	1-2404	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2401	2-2401	130.274
2402	2-2402	130.274
2403	2-2403	130.274
2404	2-2404	130.274
2501	2-2501	130.274
2502	2-2502	130.274
2503	2-2503	130.274
2504	2-2504	130.274

- xvi. As per collaboration agreements executed between the Landowner(s)/Licensee(s) and the Promoter, 30 % of total FAR is to be transferred to the Landowner(s)/Licensee(s). Total Commercial FAR of the project is 1541.42 Sqm. 30% of Commercial FAR is 462.42 Sqm. Promoter shall allot and give possession of the said FAR to the Landowner(s)/Licensee(s) (with mutual consent) before disposing any part of the commercial site. A copy of joint agreement duly mentioning the units alongwith floors allotted be also submitted to the Authority.
- xvii. The possession of the units allocated to the Landowner(s)/Licensee(s) shall be handed over on or before 02.05.2030 and the landowners shall have the full, independent, and absolute right to sell, transfer, assign, or otherwise dispose of the units falling to their respective share.
- xviii. 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.

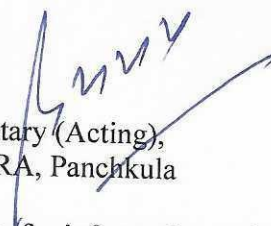


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- xix. Sh. Jetaish Kumar Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
5. The office is directed to update FAR in REP-1 Part B as submitted vide reply dated 05.05.2026 and update Payment Plan as submitted vide application dated 01.05.2026.
6. File be consigned to record room after issuance of registration certificate. **Disposed of.**




True copy


Secretary (Acting),
HRERA, Panchkula

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


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