



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 16.09.2026.

Item No. 332.03

- (ii) **Promoter:** Adore Residency LLP
- Project Name:** "ADORE LEGEND-II" an Affordable Group Housing Colony over an area measuring 5.54375 acres situated in the revenue estate of village Fafunda, Sector-119, Faridabad.
- Temp Id:** RERA-PKL-2141-2026.
- Present:** Adv. Tanya for the Promoter.

1. This application is for registration of real estate project - "ADORE LEGEND-II", an Affordable Group Housing Colony to be developed on land measuring 5.54375 acres bearing License No. 138 of 2025 dated 07.08.2025 valid upto 06.08.2030 situated in the revenue estate of village Fafunda, Sector-119, Faridabad granted in favour of Adore Residency LLP.

2. The application was examined and following observations/deficiencies were conveyed to the promoter on 08.09.2026:

- i. Specification of construction in REP-1 Part H are not specific.
- ii. CP/93-94 is not legible.
- iii. It is declared at Cp/105-106 that Adore Residency LLP (Promoter) is group entity of Adore Realtech Pvt. Ltd. having common partners and Adore Realtech Pvt. Ltd shall assure responsibility of all financial obligations of this project and extent technical support and assistance to the promoter. List of projects executed by Adore Realtech Pvt. Ltd. at CP/107 has been provided. Upon perusal of records, it is noticed that these projects are registered since, 2017 and 2019 and are shown lapsed on the website of the Authority. The said projects have not been completed as on date. How Adore Realtech Pvt. Ltd is capable to provide financial and technical support to this project wherein itself is unable to complete the projects declared at CP/107.
- iv. PAN and Ministry of Corporate Affairs records of Promoter be submitted.



1/3

- v. Certificate at CP/256 does not declare loans against the project land as mentioned in REP-II. Clause-4 of the Certificate mentions that there is no financial liability/loan from any Banking/Financial Institute/Non-Banking Financial Institute.
- vi. Valuation of Immovable Property of LLP I (if any) be submitted.
- vii. Schedule-III at CP/294 and Schedule at CP/364 is not in order.
- viii. Schedule-IV at CP/295 and Payment Plan at CP/322,360 is not in order and also it does not disclose quantum of all the charges to be taken at the time of possession of the unit/apartment.
- ix. Engagement letter with Architect and Engineer to develop the project and to provide technical support upto completion of the project has not been submitted.
- x. Brief Note regarding financial capacity and technical capability to develop the project be submitted.
- xi. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- xii. The Promoter should inform the potentiality of the Town as per the provisions of Urban Areas Act 1975 and submit fee calculation.
- xiii. Profile of the Architectural Co. and Engineering Firm be also submitted duly showing experts engaged and projects executed till date.
- xiv. Registration fee is deficit by Rs. 67,101/-.
- xv. Part-G is not complete.
- xvi. License has been granted in favour of LRG Residency LLP whereas application has been submitted by Adore Residency LLP.
- xvii. ITR of LRG Residency LLP has been submitted whereas application has been submitted by Adore Residency LLP
- xviii. Status of Adore Legend-I be submitted.
- xix. 25% of basic sale price is collected at the stage of start of construction which is not correct.
- xx. Point No. 4 of Payment Plan is not clear.

3. The promoter vide replies dated 11.09.2026 and 16.09.2026, has removed all the above-mentioned deficiencies. After consideration, today, the Authority decides to register the project 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 apartments/units 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.



2/3

- ii. The payment plan approved by Authority, 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 get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
 - 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 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. 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.
 - ix. Sh. Jetaish Kumar Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - x. That the promoter has taken loan against the project from CSL Finance Limited and SG Finserve Limited amounting to ₹ 70 Crore i.e., ₹ 35 Crore each from both the lenders. The repayment of the said loan shall be from the 30% account. The Lending Companies will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the unit is deposited by the allottee in the Master Collection Account). This condition has to be incorporated in the BBA.
4. 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 STP, HRERA Panchkula, for information and taking further action in the matter.

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