HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, 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 07.10.2026.**

**Item No. 334.03**

(iv) **Promoter:** **ADORE REAL BUILD LLP**

**Project Name:** **"ADORE LEGEND-V" an Affordable Group Housing Colony over an area measuring 13.53128 acres situated in the revenue estate of village Fafunda, Sector-119, Faridabad.**

**Temp Id:** **RERA-PKL-2174-2026.**

**Present:** **Adv. Tanya on behalf of the promoter.**

1. This application is for registration of real estate project namely "Adore Legend-V" an Affordable Group Housing Colony to be developed on land measuring 13.53128 acres situated in the revenue estate of village Fafunda, Sector-119, Faridabad bearing License No. 88 of 2026 dated 12.05.2026 valid upto 11.05.2031 granted in favour of Pinaki Resources Management Pvt. Ltd. and Adore Real Build LLP in collaboration with Adore Real Build LLP

2. The application was examined and following observations were conveyed to the promoter on 29.09.2026:

i. Calculation of Registration fee is not filled in REP-1 Part D (CP/ 8).
ii. The Promoter has to submit no objection certificate from financing companies that they have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account).
iii. CP/ 156 to 168, 221 to 257, 208 to 213, 215-215A, 216-217 not attested and signed by the authorised signatory of the promoter.
iv. As per C.A. Certificate, the Promoter has net worth of just Rs.0.60 Lakhs. As per ITRs of A.Y. 24-25, there is loss of Rs. 15,360/- and for A.Y. 25-26, there is loss of Rs. 9700/-. How is the promoter financially capable to develop this project?
v. Schedule at CP/ 301 to 303, 354 to 356 and Payment Plan at CP/ 366-368, 369-370 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.

vi. 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.)

vii. Clause-1 of REP-II is not in order. It mentions that the Promoter has legal title to the project land whereas the Promoter is part owner of the project land and has right to develop the project by way of collaboration agreements executed with the Landowner.

viii. A joint undertaking by the promoter and the land owner be submitted 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)(l)(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. Revenue Sharing between Landowner and Promoter as per Collaboration Agreement executed and revenue shared shall be paid from 30% Free Account.

ix. 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.

x. Registration fee is deficit by Rs. 1,70,394/-.

xi. Projects bearing registration no. HRERA-PKL-264-2021, HRERA-PKL-FBD-68-2018, 209 of 2017, HRERA-PKL-FBD-127-2019, HRERA-PKL-FBD-145-2019 are being developed by Adore Buildtech LLP, Alesia Buildtech Private Limited and Adore Realtech Privte Limited having the same partners/directors as the developer of the present project. The registration of said projects is lapsed as on date. The Promoter of the projects needs to apply for extension of registration of the said projects.

xii. Details of project launched in last five years in Form-G is not provided.

xiii. Non-default Certificate is not in original.

xiv. Rs. 70 Crores loan against the project have been sanctioned, justification for huge loan amounts needs to be submitted.

xv. Status of compliance of condition No. 3 of license be submitted.

xvi. An affidavit from Landowners Pinaki Resources Management Private Limited that considerable amount till date have been received since RTGS details are not given in collaboration agreement at CP/109.

xvii. Finance available vis-à-vis total cost of project Rs. 69811.00 Lakh at Cp/209 duly certified by C.A. be submitted.

xviii. C.A. Certificate at Cp/221-225 are not in original. The documents are not signed by the authorised signatory at Cp/226-257.

xix. Details of all three accounts is not submitted on the bank letter head with license details.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

914

xx. Appointment letter of Planner Club does not have signature of hiring company at Cp/420.

3. Vide reply dated 05.10.2026 and 07.10.2026 promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

| Head of Bank Account | Account No. |
|---|---|
| 100% Master Collection Account | 777705557301 |
| 70% Separate RERA Account | 777705557302 |
| 30% Project Account (Misc.) | 777705557303 |
| Bank Name & Address: ICICI Bank, 5-D/8A, Railway Road, NIT-5, Faridabad-121001<br>IFSC Code- ICIC0007079 | |

None of the above mentioned 3 accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this 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 submit a complete set of service plans and estimates to the Authority.

iv. Promoter shall 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 its validity issued by the Authority. The QR code, RC number alongwith its validity 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. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. 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.

Haryana Real Estate Regulatory Authority Panchkula

314

viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

ix. That as per the joint undertaking cum affidavit, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

x. That as per joint undertakings cum affidavit, 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.

xi. 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.

xii. As per affidavit dated 30.09.2026 Pinaki Resources Management Pvt. Ltd. (Landowner) had received a sum of Rs. 60,05,00,000/- and as on date, no amount is due or payable as per collaboration agreement. The revenue sharing shall be as per terms of the collaboration agreement executed between the landowner/licencee and the promoter and revenue shared shall be paid from 30% Account.

xiii. 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.

xiv. Sh. Jetaish Kumar Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xv. That the promoter has taken loan against the project from CSL Finance Limited and SG Finserve Limited amounting to ₹ 25 Crore and ₹ 45 respectively from both the lenders. The repayment of the said loan shall be made 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 by the Promoter in the BBA.

5. Payment Plan be uploaded on the web portal.

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

Haryana Real Estate Regulatory Authority * PANCHKULA *
Despatch No 9697
Date 14/10/26

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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414