



## Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, Udhog Bhawan,  
Tilak Marg, C- Scheme, Jaipur-302005  
Phone No.: 0141-2851900 E-mail: rera@rajasthan.gov.in  
Website: http://rera.rajasthan.gov.in

Rajasthan RERA

D.N.-1466

Date: 06-11-2025

### SHOW CAUSE NOTICE

To,  
LORDS INDIA ENTERTAINMENT PRIVATE LIMITED  
Address: 9,12,13,14,18,19,65,  
200 Ft. Road, Surya Nagar Bye Pass,  
Mannaka, Alwar (Raj.)- 301001

Subject: Show Cause Notice for Non-Maintenance of Separate RERA Designated Bank Account as mandated under Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 and Regulation 11 of the Rajasthan Real Estate Regulatory Authority Regulations, 2024.

Sir/Madam,

It has been observed during scrutiny of the Quarterly Progress Report (QPR) submitted for your project "LORDS CITY HOME - (PHASE 3)" (Registration No. RAJ/P/2023/2655) that you have failed to comply with the statutory requirement of maintaining a separate RERA designated bank account as mandated under Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 ("the Act") and Regulation 11 of the Rajasthan Real Estate Regulatory Authority Regulations, 2024.

As per the provisions of the Act, seventy percent (70%) of the amounts realized for the real estate project from the allottees are required to be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost, and the said funds are to be utilized only for the purpose for which they are collected.

However, upon examination of the QPR and the Chartered Accountant's certificate submitted by you, it has been found that:

A. You have not opened or maintained the mandatory separate RERA designated bank account for the project.

B. The Chartered Accountant has stated in the certificate that repeated intimations were given to you to open the RERA account as required under the Act; however, you have continued operations through a current account.

C. The above constitutes a violation of your statutory obligations under Section 4(2)(I)(D) of the Act and Regulation 11 of the Rajasthan Real Estate Regulatory Authority Regulations, 2024.

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This non-compliance attracts penal provisions under Section 60 of the Real Estate (Regulation and Development) Act, 2016 for contravention of the obligations imposed on the promoter.

Therefore, you are hereby called upon to SHOW CAUSE:

as to why appropriate action should not be initiated against you under the aforesaid provisions of the Act and Regulations for the said non-compliance.

You are directed to submit your written explanation within seven (7) days from the date of receipt of this notice, failing which the matter shall be placed before the Authority for initiation of penal proceedings under the relevant provisions of law.

You are further directed to ensure immediate compliance by maintaining a separate RERA designated bank account in accordance with the provisions of the Act and Regulations, and apply for Bank Account Change 4A and 4B within the stipulated time.

Issued by the order of the Authority.

Rajiv Jain  
(Registrar)

Rajasthan Real Estate Regulatory Authority

o/c