



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 13.08.2025.

Item No. 296.27

Objection towards certain clauses of the registration certificate.

Promoter: Elite Housing Estate Maintenance Services LLP.

Project: "87th Avenue" – an Affordable Group Housing Colony of FAR measuring 84516.43 Sq. Mts. to be developed over an area measuring 8.775 acres situated in revenue estate of village Baselwa, Sector-87, Faridabad.

Reg. No.: HRERA-PKL-FBD-685-2025 dated 22.04.2025 valid upto 10.07.2029.

Temp ID: 1654-2025.

Present: Adv. Tarun Ranga on behalf of the promoter

1. The Promoter vide letter dated 12.05.2025 has raised objection against the following special conditions imposed in the registration certificate of the said project:

"v. 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 instalments of the loan received, shall be credited into the 70% RERA Bank Account.

vii. All the partners of the LLP shall sign and execute sale deeds/conveyance deeds of the project."

2. The promoter has submitted that if any loan/financial assistance taken from any Bank/Financial Institution the amount would be credited into 70% RERA Bank Account. The Banker would always credit the amount in the 100% account from where the amount would get transferred to the 70% RERA account and balance to 30% Account. The said certificate



needs to be amended as no bank would be willing to provide any loan facilities with the above-mentioned condition.

3. In view of the above-mentioned condition no. vii, the promoter has submitted that the project is having nearly 1300 apartments apart from commercial space, there is no question that multiple partners of the LLP would be standing at the Registrar Office to execute Sale Deeds/ Conveyance Deeds of the project. Any Company always issues a resolution to a Senior Employee for execution of paperwork which includes execution of sale deeds and conveyance deeds. It is requested that the promoter would intimate the name & designation of the employee who would execute the sale deed/ conveyance deeds which would be 3-4 years down the line. The Promoter has requested to amend clause (vii) of Registration Certificate as:

“That the Company would execute a Board Resolution to a senior employee for execution of sale deeds/conveyance deeds, under due intimation to your office and only then get the deeds executed”

4. In view of above, the Promoter requests to amend the above-mentioned clauses of the registration certificate.

5. On 28.05.2025, the Authority decides that the 100% amount of loan taken from the bank should only be used for the purpose of development of the project. As regards to special condition (vii), the promoter should authorize one person empowering to sign and execute sale deeds/conveyance deeds of the project, otherwise the condition imposed shall remain same.

6. Vide letter dated 16.07.2025, the promoter states *that execution of sale deed/conveyance deed can only be undertaken 3-4 years down the line. At this point of time, they are unaware that the person we authorize today would be still our employees/ would be dead or alive. Promoter again requests the Authority to close the matter with an order that as & when we intimate the Authority of authorising this one person the same would be accepted subject to that the same person executing all the sale deeds/conveyance deeds. It is not possible for any company to issue authorization 4 years in advance as in case of any change, the Authority would not accept to this change.*

7. The Counsel appearing on behalf of the promoter stated that as per bank policy, credit/loan amount will be credited in 100% master account.



8. The promoter can authorize one person for executing sale/conveyance deeds and before such execution, the promoter shall submit the details in the Authority.

9. Disposed of.



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.

STP

LA (Karamjeet)
Karamjeet
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