



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.08.2025.

**Item No. 295.05**

Request for closure of RERA account of the project and change of address.

**Promoter:** Eldeco Infrastructure and Properties Ltd.

**Project:** 'Eldeco Paradiso', an affordable residential plotted colony measuring 35.42 acres situated in sector-40, Panipat.

**Reg. No.:** HIRERA-PKL-PNP-299-2022 dated 24.03.2022 valid upto 16.01.2025.

**Present:** Adv. Vaibhav Lalit on behalf of the promoter

1. A letter was received on 15.01.2025 wherein the promoter stated that they have received completion certificate for the following three licenses:

License no. 03 of 2020 – Copy of Completion certificate granted vide memo no. LC-3726-II/JE(RK)/2024/22711 dated 23.07.2024

License no. 04 of 2020 – Copy of Completion certificate granted vide memo no. LC-3728-II/JE(RK)/2024/1549 dated 13.01.2025

License no. 05 of 2020 – Copy of Completion certificate granted vide memo no. LC-3726-II/JE(RK)/2024/22703 dated 23.07.2024

2. QPRs have been uploaded till 31, December, 2024. The promoter has not submitted service plan estimates.

3. The promoter requests the Authority to change the following details of authorized signatory:

i. Email id from pradeep@eldecoproperties.com to Vaibhav.lalit@eldecoproperties.com



ii. Project coordinator no. from 9813166776 to 8708736550.

4. After perusal of record, it was found that Authority on 20.02.2023, 18.07.2022 and 09.05.2022 resolved to register 40, 4 & 51 villas respectively and an addendum to that effect was issued. RERA registration no. HRERA-PKL-PNP-299-2022 dated 24.03.2022 for an affordable residential plotted colony namely "Eldeco Paradiso" measuring 35.342 acres in sector- 40, Panipat was granted on 24.03.2022. Three completion certificates have been granted by the department for an area measuring 32.654 acres. Completion for 2.688 acres has not yet been granted.
5. The promoter has requested for closure of the RERA account of the said project.
6. On 19.02.2025, Authority decided that:
- QPRs for 1<sup>st</sup> quarter of 2025, are required to be filed.
  - Approved copy of service plans/ estimates is required to be submitted.
  - For changing the details of the Authorised signatory in REP-1, Board resolution will be required.
  - 91 villas are being constructed by the promoter in this colony by getting an addendum issued to the said registration, no status relating to the construction of the said villas have been informed.
  - Status of 2.668 acres of completion has not yet been informed.
7. The promoter vide reply dated 21.04.2025 has submitted the following:
- QPRs have been uploaded upto 31.03.2025;
  - Service plans submitted;
  - BR authorising Sh. Vaibhav Lalit to sign and execute necessary documents relating to the company's project namely "eldeco paradiso" has been enclosed;
  - The promoter states that the construction and development of all 95 villas have been completed, accordingly promoter applied for their OC/CC in the month of Jan, 25. As of date, OC/CC for 40 villas has been granted and for the remaining 55 villas, the same is under consideration of the concerned authority; photographs have been enclosed;
  - The promoter states that this is a clerical error and submitted rectified copy of the CC.
8. On 07.05.2025, Authority decided that the over writing in the completion certificate requires authentication from the Town & Country Planning Department at Sr. no. 'c'. above. Since the registration of villas was granted through one registration certificate, the promoter



is directed to submit occupation certificate for 55 villas as and when approved by the Department. The promoter is also directed to submit copy of Service estimates.

9. Today, counsel appearing on behalf of the promoter stated that a clarification mail dated 05.08.2025 has been received by the Authority from DTP (HQ) office of DTCP, Haryana stating that *"the total area of completion granted is 13.656 acres. The application was also submitted for an area 13.656 acres and Completion Certificate is for an area measuring 13.656 acres hence the area reflected on over writing is correct, please"*. Further, he also informed that copies of Occupation Certificates of the remaining 55 villas and service estimates will be submitted in the Authority registry today.

10. Vide letter dated 06.08.2025 (Dak id 45496), OCs of 55 villas have been received. After consideration, Authority decides to take on record the above documents submitted by the promoter. The promoter is directed to submit soft copy of the same on mail for uploading on the website of the Authority. Authority allows closure of RERA bank account. Corrigendum regarding change of details of authorized signatory be issued. 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 (monika)

