



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, hrerapl-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 08.05.2024.

Item No. 252.07

Request for closure of Real Estate Regulatory Authority (RERA) Account of project.

Promoter: Eldeco Infrastructure & Properties Limited.

Project: "Eldeco Aranya"- an affordable residential plotted colony on land measuring 13.087 acres situated in Village Kot Behla, Sector 16, Panchkula Extension.

Reg. No.: HRERA-PKL-PKL-221-2020 dated 17.12.2020 valid upto 30.11.2024.

Temp ID: 820-2020.

Present: Mr. Vaibhav, Advocate.

1. M/s Eldeco Infrastructure and Properties Ltd vide letter dated 09.02.2024 had informed that in accordance with the conditions of RERA registration of the Project, the below mentioned RERA Collection Account was opened for collection of funds deposited by allottees of the Project.

Account Holder	Eldeco Infrastructure & Properties Ltd Panchkulla Collection Escrow A/C
Account Number	5213087916
Bank	Kotak Mahindra Bank
Branch	Ambadeep Building K.G. Marg New Delhi
IFSC Code	KKBK0000172

2. The promoter has stated that Directorate of Town and Country Planning (DTCP) vide Memo No. LC-3745/JE(RK)/2023/25907 dated 08.08.2023 has granted Completion Certificate (CC) for the Project.



3. The above matter was placed before the Authority in its meeting held on 20.03.2024 vide item no. 246.31 wherein it was decided that promoter should intimate the Authority about status of two commercial sites in the project and green areas. After that request of promoter will be considered and the matter was adjourned to 08.05.2024.

4. Now, vide reply dated 30.04.2024, the promoter has informed that:-

- i. Status of the two (2) Commercial Sites at the Project: The Promoter has completed the development work of the two (2) Commercial Sites Commercial Site No.1 and 2 and have duly received the Occupation Certificate dated 10.04.2024 & 29.04.2024 respectively from the Senior Town Planner, Panchkula Building Composition Committee. The copy of the Occupation Certificate are enclosed
- ii. Status of the Green Area at the Project: The green area has been completely developed and the Promoter has officially transferred the Green Belt, Community Sites, and Roads, integral components of the Project, to the State Government. This transfer was formalized through a Gift Deed dated 18.10.2022. The copy of the Gift Deed executed in favor of State Government and accompanying photographs of the Green Area are enclosed.

5. In view of foregoing, the promoter has requested to grant permission to close the RERA Bank Accounts.

6. Authority observes that completion certificate has been issued by DTCP on 08.08.2023 and OCs received for commercial sites 1 and 2.

7. After consideration, Authority decided to allow closer of RERA Bank Account of project. However, promoter will maintain the colony as per the condition of license or till such time it is taken over by the Association of Allottee/ MC.



True copy

Executive Director,
HRERA, Panchkula

20/5/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.