



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 15.05.2024.**

**Item No. 253.26**

**Request to consider the project deemed completed.**

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

**Project: 'Eldeco Plaza', a Commercial site measuring 0.903 acres (forming part of a Residential Plotted Colony measuring 150.287 acres) situated in sector-19A & 40, Panipat.**

**Reg. No.: HRERA-PKL-PNP-439-2023 dated 18.04.2023 valid upto 12.04.2024.**

**Present: Mr. Vaibhav, Advocate and Mr. Sachin.**

1. The promoter vide letter dated 18.04.2024 has stated that overall internal development work of the project is completed except black top on one small 6-meter (fire tender) road on the backside of the project. The construction of the said road was halted due to an injunction imposed by Hon'ble ACJ, District and Session Judge, Panipat vide order dated 21.11.2023 in case no. CS-15883-2023 and that *they are in process of getting it disposed/settled/resolved before the Court at the earliest.*

2. Architect certificate dated 08.04.2024 states that:

Internal roads and pavements	90%
Parking	0%
Water supply	100%
Storm water drains	100%
Landscaping & tree plantation	0%
Street lighting/electrification	100%
Water conservation	100%


Services/facilities to be transferred to the competent Authority –No



3. Chartered Engineer certificate dated 10.04.2024 states that:  
Estimated cost incurred till date - Rs. 62,67,000/-  
Balance cost of completion of the civil work for obtaining OC/CC- Rs. 82,33,000/-  
Work done in percentage (of total estimated cost of Rs. 1,45,00,000) – 43.22%
4. The promoter states that *DTCP does not grant a separate completion certificate for the project as it is a part and parcel of the colony whose part completion was applied by the promoter on 15.10.2020*. Photographs of the said project are enclosed in the file. Promoter requests to consider the project as deemed completed and grant closure of RERA account of the project.
5. QPR has been uploaded till March, 2024.
6. Authority observes that as per Chartered Engineer Certificate dated 10.04.2024 submitted by promoter, work done is 43.22% and balance cost to be incurred is Rs.82,33,000/-. Promoter has applied for part completion certificate on 15.10.2020 which has not yet been granted. Hence, Authority decided that request of promoter cannot be considered and hence declined.



True copy

  
Executive Director,  
HRERA, Panchkula

  
23/5/24.

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

LA (Monika)