



**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 19.12.2022.**

**Item No. 194.11**

**(ix) 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-40 & 19 A , Panipat.**

**Temp ID : RERA-PKL-1138-2022**

1. This application is for registration of project namely "ELDECO PLAZA" a Commercial Site on land measuring 0.903 acres (forming part of a larger residential plotted colony measuring 150.28 acres) situated in Sector 40 & 19A, Panipat.

2. After consideration, Authority observes as follows:-

a. The project land measuring 0.903 acres forms part of a larger colony measuring 150.28 acres which falls under license no. 402-412 of 2006 dated 18.01.2006 valid upto 17.01.2020, 36 of 2008 valid upto 27.07.2020 and 47 of 2017 valid upto 17.07.2022. The licenses granted by DTCP are not valid as on date.

b. The applicant is not a licensee/owner of the project land, but has entered into collaboration with the licensee landowners. Though the applicant/promoter has submitted Collaboration Agreements conferring powers of sale, market, develop and execute conveyance deeds upon the promoter but has mentioned that the same were not required to be mandatory registered during that period. No GPA's have been submitted by the promoter.

c. The copy of Sale deed as mentioned in REP-II has not been submitted.

The land of project has been mortgaged in favour of ICICI Bank.



- e. Consideration of co-licensee has neither been mentioned in the Collaboration Agreement nor a joint undertaking filed showing the share holdings.
- f. Estimated cost of internal services has not been given in REP-I Part C,
- g. The applicant /promoter has mentioned in the application that there are 23 plots, that are to be registered. However, specification for construction of floors have not been mentioned in REP-I(Part-H).

3. Adjourned to 20.02.2023 with direction to rectify above mentioned deficiencies. However, if the applicant/promoter submits said information before next date of hearing, their case be put up before the Authority in its meeting following the submission of information.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten note in blue ink:]*  
Sent  
26/12/22.

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

*[Handwritten note in blue ink:]*  
LA (Indo)