



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 07.08.2023.

Item No. 221.15

(xii) Promoter: Eldeco Green Park Infrastructure Pvt. Ltd.

Project: "Eldeco Amaya" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

Temp ID: RERA-PKL-1281-2023

Present: Adv. Vaibhav Lalit on behalf of promoter.

1. When this matter was last heard on 17.07.2023, following deficiencies were conveyed:-

- i. *Registration fee is deficit by Rs. 1,14,500/-.*
- ii. *Address of the person operating the Escrow Account under Form REP-I Part-D has not been submitted.*
- iii. *Balance sheet for the year 2022-2023 has not been submitted.*
- iv. *In REP 1 Part-C, the land utilization table shows the total area as 11.47 acres, However, the total area proposed for registration is mentioned as 14.206 acres;*
- v. *Name of the Director has not been uploaded online.*
- vi. *Date of approval of building plans under REP-I Part C has been mentioned as 03.03.2023, whereas building plans in the case of a residential plotted colony are got approved by individual allottees.*
- vii. *Copies of agreement to sell and allotment letter has not been submitted.*
- viii. *CA certificate is not as per prescribed format. The prescribed format is annexed herewith.*

2. Applicant/promoter vide reply dated 02.08.2023 has complied with the observations mentioned above. However, in view of observation at serial no viii above fresh CA




certificate dated 12.07.2023, states that the project land is mortgaged in favour of Vistra ITCL India Limited acting as a debenture trustee on behalf of HDFC Capital Affordable Real Estate Fund-3. Fresh REP II mentioning the same alongwith NOC from Vistra ITCL India Limited has also been submitted. Upon examination it was found that the NOC does not mention the total land mortgaged and the total amount of loan taken/repaid. Further, the scheme of discharging the liability, the mode of recovery from the bank, repayment schedule and how the interest of the allottees will be protected has not been indicated. In view of the above, the promoter is directed to submit the above documents and also the process by which the bank will release the liability of the allottee for executing conveyance deed, Adjourned to 25.09.2023.

3. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.

all
18/8/23
LA (Shubham)



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.