



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 21.11.2023.

Item No. 233.48

(xv) Promoter: M/s Eldeco Infracon Realtors Pvt. Ltd.

Project: "Eldeco Amor" an affordable residential Plotted Colony under DDJAY 2016 on land measuring 16.31 Acres situated in Sector 33, Sonipat.

Temp ID: RERA-PKL-1359-2023

Present Adv. Vaibhav Lalit on behalf of promoters.

1. When this matter was last heard by the Authority on 06.11.2023, following deficiencies were conveyed:-

- i. Registration fee is deficit by Rs. 1,35,000/-.
- ii. Approval letter of Zoning plan is not submitted.
- iii. Legible copies of approved layout, demarcation and zoning plans be submitted.
- iv. Permissible FAR has not been correctly mentioned in REP-I (Part B).
- v. As per approved layout plan, some of the plots fall under the 11KV High Tension line. A list of these plots be submitted so that they could be frozen till the shifting of the HT line.
- vi. Balance sheet for the year 2022-23 be submitted.
- vii. As per Collaboration Agreement, 1000 sq yards of residential plotted area belongs to the owners. A Joint undertaking be submitted showing their acceptance. The plots be also marked on the layout plan.
- viii. As per MCA website, Sh. Sunny Arora is a director of the promoter company however he is stated as chairman of the company as per REP-I Part A. This needs to be reconciled.
- ix. As per REP-I Part C, an expenditure amounting to Rs. 253.82 Lakhs has been indicated to have been incurred till the date of application. In view of the above, it needs to be clarified whether this would be an "ongoing project" or a new project.

2. Applicant/promoter vide reply dated 17.11.2023 has complied with the observations mentioned at serial no. i to vi, viii and ix. As regards serial no. vii. above, Adv. Vaibhav Lalit appearing on behalf of promoters stated that since one of the landowners is travelling



therefore the undertaking relating to the acceptance of the plots falling to his share could not be submitted. He assured that the same will be submitted within a week's time.

3. Applicant/promoter should comply with the above before the next date of hearing. Adjourned to 22.01.2024.

4. 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.



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True copy

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Executive Director,
HRERA, Panchkula

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

CA Chhabra