



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 06.11.2023.

Item No. 232.27

- (v) **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 the revenue estate of Village Rathdhana, Sector 33, Sonipat.
- Temp ID:** RERA-PKL-1359-2023.
- Present:** Adv. Vaibhav Lalit on behalf of promoters.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 181 of 2023 dated 11.09.2023 valid up to 10.09.2028 was granted in favour of Eldeco Infracon Realtors Pvt. Ltd., Sh. Om Parkash Saroha, Sh. Ram Niwas, Sh. Sunil Saroha, Sh. Ramesh Kumar in collaboration with Eldeco Infracon Realtors Pvt. Ltd. for the development of an affordable residential Plotted Colony under DDJAY 2016 on land measuring 16.31 Acres situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

2. The application submitted by the promoter has been examined and following deficiencies are observed:-

- 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.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 15.01.2024.
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.



LA Shukham
20/11/23

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.

LA Shukham