



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 03.07.2024.

Item No. 258.35

(iii) **Promoter:** Eldeco Green Park Infrastructure Limited.

Project : "Eldeco Amaya Villa" on land measuring 4817.15944 sq mtrs. (forming part of plotted colony measuring 14.20 acres) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

Temp ID : RERA-PKL-1481-2024

Present: Sh. Vaibhav Lalit alongwith Ms. Pallavi, AGM Planning & Coordination.

1. This application is for registration of the villas namely "Eldeco Amaya Villa", on land measuring 4817.159 sq mtrs. (forming part of plotted colony measuring 14.20 acres) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat. The promoter vide letter dated 31.01.2024 had earlier applied for change of 34 plots into villas in the project. The same was considered by the Authority in its meeting held on 10.04.2024 vide Agenda Item No. 249.22 wherein the Authority had decided to allow the change of inventory of 34 plots to villas subject to the condition that fresh A to H proforma be filed by the promoter. Now, the promoter has applied for this registration in view of the orders of Authority dated 10.04.2024.

2. The application was examined and following observations were conveyed to the promoter on 02.07.2024:

- i. A to H so filed by the promoter has not been finally submitted online.
- ii. Land utilization table under REP-I Part C is not reconciling with the land area of the project under REP-I Part B.
- iii. Estimated cost of internal services under REP-I Part C have not been submitted.



- iv. Earlier, the promoter has submitted the details of 34 Villas now, under REP-I Part C details of 46 apartments have been filled. A clarification in this regard is needed.
 - v. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - vi. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
 - vii. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
 - viii. CA certificate not as per format prescribed by the Authority.
 - ix. The details regarding computation of registration fee has not been submitted.
 - x. The promoter is directed to submit a list of allottees to whom these plots have been sold on which these villas are being constructed.
 - xi. REP-I Part C should only show the cost of construction of Apartments.
3. Today, Sh. Vaibhav Lalit appearing on behalf of promoter requested for some time to file reply. The Authority therefore, grants one last opportunity to the promoter to comply with the above observations and also an opportunity of being heard personally on the next date of hearing before rejecting the application.
4. Adjourned 10.07.2024.



True copy

Executive Director,
HRERA, Panchkula

11/7/24.

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

LA (Shubham)