



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, hrerapk1-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 10.07.2024

Item No. 259.36

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

Project : "Eldeco Amaya Villa", on land measuring 4709.24 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 on behalf of respondents.

1. When this matter was last heard on 03.07.2024, following observations were conveyed:-

- 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."

2. Applicant/Promoter vide reply dated 03.07.2024 has complied with the deficiencies mentioned at serial i to x above. As regards deficiency at serial xi above, the promoter has stated that the sale price of the Villas includes construction costs, development work costs, plot costs, finance costs, statutory fees, charges, taxes etc., separating it with only the construction cost makes it operationally unfeasible to allocate these expenses. However, as averred by the promoter in para no. 3 of the reply, since estimated cost of all the internal services is considered in Registration No. HRERA-PKL-SNP-496-2023, therefore this registration should only show the cost of construction of Apartments.

3. Since, all the deficiencies have not been complied by the promoter, therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee.

4. **Disposed of.**



True copy

Executive Director,
HRERA, Panchkula

22/7/24

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

LA (shubham)