



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 07.08.2024.

Item No. 261.37

- (vii) **Promoter:** M/S Eldeco Infrastructure And Properties Limited
- Project:** "ELDECO ESTATE ONE PRESTIGE" a Residential Plotted Colony on additional land measuring 2.906 acres situated in the revenue estate of village Nizampur, Sector-40, Panipat
- Temp ID :** RERA-PKL-1499-2024
- Present:** Adv. Vaibhav Lalit via video conferencing on behalf of the promoter.

1. This application is for registration of a new project namely "ELDECO ESTATE ONE PRESTIGE" a Residential Plotted Colony on additional land measuring 2.906 acres bearing License No. 24 of 2024 dated 13.02.2024 valid upto 12.02.2029 granted by Town and Country Planning Department, (in addition to already granted license for area measuring 150.287 acres) total measuring 153.193 acres situated in the revenue estate of village Nizampur, Sector-40, Panipat.

2. The application was examined and following observations were conveyed to the promoter on 30.07.2024:

- i. The fee is deficit by Rs. 7,021/- (5% processing charges);
- ii. The promoter has not submitted copy of PAN card of the company & directors; identity proofs of the Directors; identity proofs and PAN cards of the persons operating RERA account mentioned under REP I Part D;
- iii. The promoter has stated name of project in clause 1 'name of the company' in REP I Part A;



- iv. Certificate from the Chartered Accountant (Annexure 4) does not mention license no./area under consideration for registration;
 - v. Promoter and landowners should submit affidavit stating that both promoter and landowner/ Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules;
 - vi. REP II should be submitted in original;
 - vii. FAR proposed to be utilized in the project is mentioned zero in REP-I Part B;
 - viii. Cost of land is mentioned zero in REP-1 Part C,
 - ix. A copy of approved layout plan be submitted,
 - x. Promoter should submit a brief note stating its financial and technical capacity to develop this project,
 - xi. The Promoter should clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/ licencees for complying with the above be submitted.
 - xii. An undertaking as to who will maintain the colony for the next five years after the grant of completion certificate be submitted.
 - xiii. GPA is revocable.
3. The representative informed the Authority that they have filed the reply yesterday, therefore, the Authority adjourns the matter to 14.08.2024 and directs the office to examine the reply and place it before the Authority on the next date of hearing.
4. Adjourned to **14.08.2024**.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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30/8/24

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

LA (Monika)