



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 14.08.2024.

Item No. 262.41

(v) **Promoter:** M/S Eldeco Infrastructure & 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 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 promoter vide letter dated 25.06.2024 stated that first phase covering 65.31 acres was fully developed and a completion certificate was issued on 13.05.2015 and second phase, encompassing 55.801 acres was fully developed and completion certificate was granted on 02.02.2018, however copies of the completion certificates have not been submitted. Authority needs to verify the credentials of the remaining area of 150.287 acres, therefore, the promoter is directed to submit the attested copies of completion certificates since extension of projects have to be obtained upto the grant of completion certificates.

4. The promoter vide letter dated 14.08.2024 has complied with all the deficiencies. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No



RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

- II. Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(1)D of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-1.
- III. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.118 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot 60% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site.
- VI. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- VIII. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Plot Type	Area (Sq. Mtr.)	Total area (Sq. Mtr.)	Landowner
1.	02, 04, 06 08, 09 10, 12, 14 16, 18, 19, 20, 22	G H I J	283 293 220 259.37	849 586 880 1037.48	Sh. Vikas & Sh. Jitender Singh
Total	13			3352.48	



- IX. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- X. That as per the joint affidavit dated 02.08.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XI. That the promoter shall submit documents of the remaining area measuring 150.287 acres within a period of 15 days from the date of issuance of this registration certificate failing which show cause notice under Section 35 of RERA Act, 2016 will be issued.
5. Authority directs the office to make necessary corrections in REP-I.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

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)