



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 09.10.2024.

Item No. 266.57

(xi) Promoter: Eldeco Green Park Infrastructure Limited.

Project : "Eldeco Amaya Villa", on land measuring 4709.24 sq mtrs. (forming part of land measuring 14.206 acres) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

Temp ID : RERA-PKL-1508-2024

Present: Sh. Vaibhav Lalit on behalf of respondents.

1. An application for registration relating to the construction of 46 villas was received from the promoter on 06.09.2024. The application was examined and following deficiencies were conveyed to the promoter vide letter dated 18.09.2024:-

- i. No Plan showing the 46 villas has been enclosed.
- ii. Specifications mentioned in REP-I Part H are not specific/clear.
- iii. Processing fee of 5% has also not been deposited by the promoter.

2. The promoter vide reply dated 20.09.2024 had stated as under: -

- i. Copy of plan showing 46 villas have been submitted.
- ii. An affidavit cum undertaking stating that at the time of executing the Agreement for Sale/Builder Buyer Agreement with the allottee/prospective purchasers of the Villas, it will clearly and categorically specify the specifications to be provided in the Villas, and same shall be integral part of the Agreement for Sale/Builder Buyer Agreement for the Villas. It further affirmed that it will adhere specifications as may be mentioned in Agreement for Sale/Builder Buyer Agreement for the Villas.
- iii. Cheque amounting to Rs. 9,872/- has been submitted in view of 5% processing fee.



3. Since deficiency at serial no. ii was not complied with by the promoter, therefore, the promoter vide letter dated 04.10.2024 was re-directed to comply with the same and an opportunity of hearing was also granted before rejecting the said application.
4. Thereafter, the promoter vide letter dated 07.10.2024 has submitted the specifications which are in format as per REP-I Part H. The same needs to be updated online.
5. After examination, the Authority found the project fit for registration subject to the following special conditions:
- 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.
 - 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.
 - The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
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6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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 (Sambhram)