



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 11.12.2024.

Item No. 272.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** Eldeco Infracon Realtors Limited.

Project : "Eldeco Amor Villa", on land measuring 5470.02 sq. mtrs. (Forming part of land measuring 66039.533 sq. mtrs.) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

Temp ID : RERA-PKL-1487-2024

Present: Sh. Vaibhav Lalit on behalf of promoters.

1. An application for registration relating to the construction of 57 villas was received from the promoter on 19.11.2024. The application was examined and following deficiencies were conveyed to the promoter vide letter dated 29.11.2024:-

- i. CA certificate dated 04.11.2024 mentioning the No. of Villas-57, cost per Villa-Rs. 50.86 Lakhs (approx.) and cost of 57 Villa as Rs 2899 Lakhs (approx.) has not been filed in original.
- ii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- iii. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
- iv. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.



- v. Building Plans have been approved in the name of Architect, Mr. Narrouttam Kumar Rishikesh however Eldeco Infracon Realtors Limited is the applicant/promoter. The plans should have been approved in the name of owner/applicant. The corrected approval letters may kindly be submitted.
- vi. Copies of Allotment letter and agreement to sell have not been enclosed.
- vii. Details of computation of registration fee be submitted so that deficit fee if any could be computed.
- viii. Authority of the person to file RERA Registration has not been submitted.
- ix. All pages have been signed/stamped as authorized signatory/Director, either the authorized signatory or Director should have signed/stamped with clear authority to file RERA Registration.
- x. An affidavit needs to be submitted that No allotment/ third party rights have been created by the promoter on the 57 plots for which approval is being sought.

2. The promoter vide his reply dated 06.12.2024, complied with the deficiencies mentioned above. Further as regards ix above, permission is granted to Sh. Upesh Sharma to rectify the stamp in the registration file since he is the authorized signatory and not the Director.

3. After consideration, the Authority found 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. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. 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.



iii. 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.

4. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
16/12/24.

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

LA (shubham)