



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 19.02.2025.

Item No. 279.03

(v) Promoter: Elite Housing Estate Maintenance Services LLP.

Project : "87th Avenue", an Affordable Group Housing Colony to be developed over land measuring 8.775 acres in the revenue estate of village Baselwa, Sector-87, Faridabad, Haryana.

Temp ID : RERA-PKL-1633-2025

Present: Sh Subodh Saxena, on behalf of the promoter.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License no. 82 of 2024 dated 11.07.2024 valid upto 10.07.2029 has been granted in favour of Elite Housing Estate Maintenance Services LLP for setting up of an Affordable Group Housing Colony over an area measuring 8.775 acres in the revenue estate of village Baselwa, Sector-87, Faridabad, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 17.02.2025:

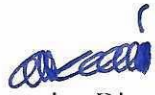
- i. Registration fee is deficit by ₹14,92,862/-.
- ii. The names of the partners mentioned in REP-I Part-A does not match with names of the partners mentioned at MCA website.
- iii. No authorisation of Ms. Reshma Madan delegating powers to Mr. Harsh Kumar Khatter to sign and file present application.
- iv. Permissible FAR mentioned in REP-I Part-B is incorrect.
- v. Date of completion of the project in Rep-I Part-C is 10.07.2027 and in REP-II is 10.07.2029. Same needs to be reconciled.



- vi. Specifications of construction mentioned in REP-I part-H are not specific.
 - vii. CA certificate is not in original.
 - viii. Income tax return acknowledgement for the year 2023-2024 not submitted.
 - ix. The payment plan should be construction linked – on the start of top floor a maximum of 40% can be received from the allottees.
 - x. The payment plan should mention the days within which the builder buyer agreement will be executed (after receipt of 10% booking amount).
 - xi. Balance sheet for the year 2023-2024 is of 56.5 crores whereas for 2022-2023 is for 17.51 lacs. There is a huge difference. Same requires explanation.
3. Sh. Subodh Saxena, appeared on behalf of the promoter and stated that reply will be filed during the course of the day.
4. Adjourned to 05.03.2025.



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.

CA (Kakul)

Kakul
13/3/25