



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 05.03.2025.

Item No. 280.03

(viii) **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. This application is for registration of project namely “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. License no. 82 of 2024 dated 11.07.2024 valid upto 10.07.2029 has been granted by Town and Country Planning Department.

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. The promoter vide reply dated 19.02.2025 has partly complied with the above mentioned deficiencies, however deficiencies at serial no. vi, ix and xi have still not been complied with.
4. The Authority decides to return the application since some of the deficiencies have still not been complied with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges. Since the project is not registered with RERA, therefore, the promoter is directed not to advertise, book, sell any unit in the project.

5. **Disposed of.**



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.

(A. Kakul)