



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 26.03.2025.

Item No. 282.03

(xii) **Promoter:** Elite Housing Estate Maintenance Services LLP.

Project : “87th Avenue”, an Affordable Group Housing Colony (FAR measuring 35511.10 Sqm) to be developed over land measuring 8.775 acres in the revenue estate of Village Baselwa, Sector-87, Faridabad, Haryana.

Temp ID : RERA-PKL-1654-2025

Present: Sh. Tarun Ranga (Learned Counsel for 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 observation was conveyed to the promoter on 21.03.2025:

i. *Specifications of Construction provided in REP-I Part II are not specific.*

3. The Authority observes that the Promoter vide reply dated 26.03.2025 has complied with the above mentioned observation.

4. In view of above, Authority decides to register the project 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 30 days from



the issuance of this registration certificate, till which time no apartments shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

- ii. Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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. 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.
- v. 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 installements of the loan received, shall be credited into the 70% RERA Bank Account.
- vi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

5. The Promoter has informed that while filing the online application, the name of the promoter has been inadvertently mentioned as "M/s Elite Housing and Maintenance Service LLP" instead of "M/s Elite Housing Estate Maintenance Services LLP". The Promoter has requested to made this correction in the online form. The office is directed to update the correct name of the Promoter in REP-I.

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



True copy


Executive Director,
HREERA, Panchkula

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

CA (Kakul)

Kakul