



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 23.04.2025.

Item No. 285.03

(ii) Promoter: Eldeco Green Park Infrastructure Limited.

Project: "Eldeco Amaya Commercial" (commercial component measuring 0.551 acres forming part of an Affordable Residential Plotted Colony) measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat.

Temp ID : RERA-PKL-1623-2025

Present: Sh. Vaibhav Lalit on behalf of promoter.

1. An application for registration of a commercial component measuring 0.551 acres forming part of an Affordable Residential Plotted Colony (under DDJAY, 2016) measuring 14.206 acres situated in the revenue estate of Village Rathdhana, Sector-33, Sonipat was received from the promoter on 03.04.2025. The application was examined and following deficiencies were conveyed to the promoter vide letter dated 15.04.2025: -

- i. CA certificate has not been filed in original.
- ii. The registration file has been signed as Director/Authorised signatory; however, no Authority of the person who has signed the pages has been filed.
- iii. The promoter should submit the consent of the financial institution- that once the entire sales proceeds of the units is deposited by the buyer in the escrow account, the lender shall release their charge/mortgage on such unit and provide NOC for the sale/conveyance deeds.
- iv. Projected cash flow statements (quarterly) of the proposed project be submitted;
- v. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
- vi. Payment plan has not been submitted.



- vii. Copies of draft agreement to sell and allotment letter have not been submitted.
 - viii. Specification of constructions in REP-I part H are not specific and clear.
 - ix. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - x. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
 - xi. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
 - xii. An affidavit needs to be submitted that No allotment/ third party right have already been created by the promoter.
 - xiii. The date of completion of the project Eldeco Paradiso was 16.01.2025- Is the project now complete?
 - xiv. Land Utilization table under REP I Part C is not in order.
 - xv. Date of approval of Layout Plan/Building Plan under REP I Part C has not been disclosed;
 - xvi. The application for registration is of 0.551 acres, however approval of plans enclosed are for 0.340 acres.
2. The promoter vide replies dated 21.04.2025 and 23.04.2025 has complied with the deficiencies mentioned above. Further as regards ii above, permission is granted to rectify the stamp in the registration file since Sh. Upesh Sharma 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 30 days from the issuance of this registration certificate, till which time no unit/apartment 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 inches (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. 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. The office is directed to incorporate the necessary corrections in REP-I Part C and H.
5. **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.

CA/Susham
Ran
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