



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.06.2025.**

**Item No. 289.03**

(ii) **Promoter:** Achievers Builders Private Limited.

**Project:** "Achievers Elite Enclave" a housing/residential plotted scheme on land measuring 3392.96 sq. mtrs. of ownership no. 20 (Part) and 21 (Part) of Town Planning Scheme No. 3, Sector-49, Faridabad.

**Temp ID:** RERA-PKL-1489-2024

**Present:** CA Sahil Girdhar on behalf of promoter.

1. This application is for registration of the project namely; "Achievers Elite Enclave" a housing/residential plotted scheme on land measuring 3392.96 sq. mts. of ownership no. 20 (Part) and 21 (Part) of Town Planning Scheme No. 3, Sector-49, Faridabad. Demarcation/Zoning Plan Drawing dated 01.04.2025 duly approved by Commissioner, MCF vide orders dated 07.05.2025.

2. The application was examined and following observations were conveyed to the promoter on 28.05.2025:

- i. Overwriting with pen on page no. A-6, A7 has to be verified and inserted online. (File required to be resubmitted without page numbering.)
- ii. Figures of estimated cost of project and details of internal services have been incorrectly mentioned.
- iii. Copy of letter of Intent dated 29.01.2025 has been submitted; however, final approval letter has not been submitted.
- iv. Letter at page 10 (Town Planning Scheme No. 3) is not legible.
- v. Registration file is not correctly page numbered.
- vi. Who will be responsible for obtaining completion certificate of the project and maintenance of colony after 5 years of issuance of completion certificate?



12

- vii. Date of approval of Layout plan and building plans have not been mentioned in REP-I Part C.
- viii. Expenditure to be incurred in each quarter has not been mentioned in REP-I part C.
- ix. Specific date of completion in REP-II has not been mentioned.
- x. No default certificate is not as per the prescribed format by RERA.
- xi. Payment plan has not been submitted.
- xii. As per REP-II, 1391 sq. yards out of total area of 3909.65 sq. yards has been encumbered with SBI Bank, therefore, the promoter should submit the consent of the financial institution- that once the entire sales proceeds of the units are 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.
- xiii. As per MCA website, Sh. Anshul Maheshwari is also the Director of the company, however, his details are not mentioned in REP-I Part A.
- xiv. The registration file has been submitted by Director Sh. Vishal Bhardwaj; however, no Board Resolution (Signed by other Director) has been submitted.
- xv. Projected cash flow statements (quarterly) of the proposed project be submitted;
- xvi. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
- xvii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- xviii. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
- xix. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
- xx. All plots no. along with area be mentioned in REP-I (Part C).
- xxi. Specific permission be submitted from Municipal Corporation, Faridabad for raising construction on the said site.

3. The promoter vide reply dated 04.06.2025 has complied with all the above deficiencies.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Municipal Corporation of Faridabad.
- ii. 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.
- iii. That the promoter is not allowed to advertise, book, sell any plot in the project. That the project is being registered only to execute the internal development works at site and obtain completion certificate from the Municipal Corporation, Faridabad.



4. The office is directed to get necessary corrections done in REP-I as per reply dated 04.06.2025.

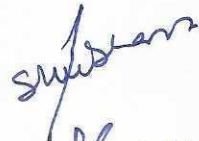

5. Disposed of. File be consigned to record room after issuance of registration certificate.



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.

LA   
  
24/6/25