



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, hrerapkl-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 29.10.2025.

Item No. 303.03

(vii) **Promoter:** Eldeco Infracon Realtors Limited.

Project: "Eldeco Amor Commercial", on land measuring 975.319 sq. mtrs. (forming part of land measuring 16.31 acres) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

Temp ID: RERA-PKL-1637-2025.

Present: Adv. Vaibhav Lalit on behalf of promoter.

1. This application is for registration of the project namely; "Eldeco Amor Commercial" a commercial pocket measuring 975.319 sq mtrs. License No. 181 of 2023 dated 11.09.2023 valid upto 10.09.2028 has been granted by Town and Country Planning Department, Haryana in favour of Eldeco Infracon Realtors Ltd., Sh. Om Parkash Saroha, Sh. Ram Niwas, Sh. Sunil Saroha, Sh. Ramesh Kumar in collaboration with Eldeco Infracon Realtors Ltd. for the development of an affordable residential Plotted Colony under DDJAY 2016 on land measuring 16.31 Acres situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat. The above commercial pocket forms part of this licensed area. The said area has been registered by the Authority vide registration no. HRERA-PKL-SNP-527-2023 dated 19.12.2023 valid upto 10.09.2028. However, since the promoter is now proposing to construct the said commercial pocket, he is seeking a fresh registration.

2. The application was examined and following observations were conveyed to the promoter on 24.10.2025:

- i. As per CA certificate no. of commercial built ups are 5, however, in REP-I Part C the promoter has mentioned that there are 4 built ups. A clarity on their cost of construction is also needed.
- ii. What is the status of commercial site 1 measuring 1665.560 sq. mtrs.?



- iii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- iv. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
- v. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
- vi. Payment plan has not been submitted.
- vii. Details of computation of registration fee be submitted so that deficit fee if any could be computed.
- viii. Authority of the person to file RERA Registration has not been submitted.
- ix. Copies of collaboration agreements and GPA executed with landowners along with its gist be submitted.
- x. Specifications of construction should be more specific in REP I Part H.
- xi. PAN card of promoter company has not been enclosed
- xii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- xiii. Whether the entry of license has been made in revenue record or not.
- xiv. An affidavit needs to be submitted that No allotment/ third party right have already been created by the promoter.
- xv. 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.
- xvi. Projected cash flow statements (quarterly) of the proposed project be submitted.

3. Sh. Vaibhav Lalit appearing on behalf of promoter informed that they are filing reply to the observations, today itself.

4. After consideration, the Authority directed the office to examine the reply and obtain the decision through circulation within the stipulated time as provided in the RERA Act, 2016.



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.

STP

LA (Shubham)


10/11



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Item No. 303.03

Project Name:

“Eldeco Amor Commercial”, on land measuring 975.319 sq. mtrs. (forming part of land measuring 16.31 acres) situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat.

Name of the promoter:

Eldeco Infracon Realtors Limited.

Date of consideration:

29.10.2025

Temp ID:

1637-2025.

1. This application is for registration of the project namely; “Eldeco Amor Commercial” a commercial pocket measuring 975.319 sq mtrs. forming part of License No. 181 of 2023 dated 11.09.2023 valid upto 10.09.2028, granted by Town and Country Planning Department, Haryana in favour of Eldeco Infracon Realtors Ltd., Sh. Om Parkash Saroha, Sh. Ram Niwas, Sh. Sunil Saroha, Sh. Ramesh Kumar in collaboration with Eldeco Infracon Realtors Ltd. for the development of an affordable residential Plotted Colony under DDJAY 2016 on land measuring 16.31 acres situated in the revenue estate of Village Rathdhana, Sector 33, Sonipat. The said area has been registered by the Authority vide registration no. HRERA-PKL-SNP-527-2023 dated 19.12.2023 valid upto 10.09.2028. However, since the promoter is now proposing to construct the said commercial pocket, therefore, seeking a fresh registration.

2. The application was examined and following observations/deficiencies were conveyed to the promoter on 24.10.2025 with a direction to clarify the observations and remove the deficiencies. An opportunity of hearing was also granted for 29.10.2025:-



- i. As per CA certificate no. of commercial built ups are 5, however, in REP-I Part C the promoter has mentioned that there are 4 built ups. A clarity on their cost of construction is also needed.
 - ii. What is the status of commercial site 1 measuring 1665.560 sq. mtrs.?
 - iii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - iv. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
 - v. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
 - vi. Payment plan has not been submitted.
 - vii. Details of computation of registration fee be submitted so that deficit fee if any could be computed.
 - viii. Authority of the person to file RERA Registration has not been submitted.
 - ix. Copies of collaboration agreements and GPA executed with landowners along with its gist be submitted.
 - x. Specifications of construction should be more specific in REP I Part H.
 - xi. PAN card of promoter company has not been enclosed
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 - xiii. Whether the entry of license has been made in revenue record or not.
 - xiv. An affidavit needs to be submitted that No allotment/ third party right have already been created by the promoter.
 - xv. 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.
 - xvi. Projected cash flow statements (quarterly) of the proposed project be submitted.
3. Sh. Vaibhav Lalit appeared for hearing on behalf of promoter and informed that they are filing reply to the observations, today itself. After consideration, the Authority directed the office to examine the reply and obtain the decision through circulation within the stipulated time as provided in the RERA Act, 2016.



4. The promoter submitted the reply dated 29.10.2025 which has been examined and it is observed that deficiency mentioned at serial no. vi, vii and x have still not been complied by the promoter.

5. Since the deficiency mentioned at serial no. vi, vii and x have still not been complied therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any shop/SCO in the project.

6. Disposed of.

This has been approved by the Authority through circulation on 07.11.2025.



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.


10/11

LA (Shubham).


11/11/25