



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 24.12.2025.

Item No. 308.03

- (xii) **Promoter:** Eldeco Infrastructure and Properties Ltd.
- Project:** "Eldeco Estate One Pinnacle", for residential plotted colony on land measuring 2.9167 Acres situated in Village Shimla Mulana, Sector-19A, District Panipat.
- Temp ID:** RERA-PKL-1852-2025.
- Present:** Sh. Vaibhav Lalit and Adv. Sachin Sharma on behalf of the Promoter.

1. This application is for registration of project namely, "Eldeco Estate One Pinnacle" bearing License No. 67 of 2025 dated 09.05.2025 valid upto 08.05.2030, which has been granted to Adhikari Properties Ltd in collaboration with Eldeco Infrastructure & Properties Ltd in addition to license no. 407- 412 of 2006 dated 18.01.2006, 36 of 2008 dated 28.02.2008, 47 of 2017 dated 18.07.2017, 24 of 2024 dated 13.02.2024 by Director Town and Country Planning, Haryana for the development of a Residential Plotted Colony on total land measuring **2.9167 acres** situated in Village Shimla Mulana, Sector-19A, District Panipat.

2. The application was examined and following observations were conveyed to the promoter on 18.12.2025:

- Registration Fee cannot be calculated as layout plan is not legible.;
- Email IDs and contact number of all the Directors in REP-I Part A are same;
- CA certificate certifying REP-I Part (A-H) not in order;
- Registered address provided by the promoter is different from the registered address available on the MCA website;
- REP-II not in order as date of completion of the project is in contradiction to the date of completion as mentioned in REP-I Part-C. (REP-I- 31.12.2030, REP-II- 08.05.2030);



- vi. Board Resolution not in order as specimens of signatures of the authorized person not affixed;
 - vii. Legible copy of the layout plan be submitted;
 - viii. Payment Plan not submitted. Payment plan should also include the quantum of all other charges to be paid by the allottee till the grant of Possession;
 - ix. Balance Sheet of the company for the immediately preceding three financial years be submitted;
 - x. Incorporation certificate, MOA and AOA of the company be submitted;
 - xi. Net worth certificate of the company be submitted;
 - xii. Name of Architect along with profile of key projects completed by the architect be submitted. No contract engaging the Architect has been enclosed;
 - xiii. Aadhaar and Pan of all the directors be submitted;
 - xiv. Sale/ Title Deed of the project land be submitted;
 - xv. There is no clarity with regard to the consideration agreed upon by the developer and landowner in collaboration agreement;
 - xvi. Cash Flow Statement of the proposed project be submitted;
 - xvii. Area to be registered be marked on the last approved layout plan;
 - xviii. Only one person be authorized to file application for registration and his signatures be authenticated;
 - xix. CA certificate- (certifying the information provided in REP-1) is not in order;
 - xx. Details of litigations mentioned in the project Eldeco Aranya (Registration No. 221 of 2020) have not been enclosed. Details of the litigations pending in the project Eldeco Plaza have not been enclosed.
3. The promoter vide replies dated 23.12.2025 and 24.12.2025 has compiled with all the above deficiencies. The Authority finds the project fit for registration subject to following conditions;

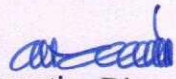
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers i.e. one in Hindi and one in English widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. 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.
- iii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code



- and RC number 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 on the top-right corner.
- v. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of Allottees.
 - vi. Promoter shall submit a copy of the building plans approved in respect of commercial pockets measuring 0.27 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pockets.
 - vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
 - viii. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - ix. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
 - x. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
4. The office is directed to get the necessary corrections done in Form REP-I (Part A).
 5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



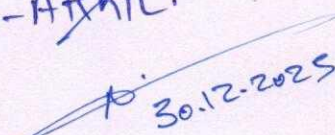
True copy


Executive Director,
HRERA, Panchkula

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

STP
(on leave).

LA-ATKIL.


30.12.2025