



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 03.12.2025.

Item No. 306.03

- (x) **Promoter:** Godrej Projects Development Ltd.
- Project:** "EVORA ESTATE A", an Affordable Residential Plotted Colony under DDJAY scheme on land measuring 19.80 Acres situated in Village Badauli and Shimla Maulana, Sector-40, Panipat..
- Temp ID:** RERA-PKL-1860-2025.
- Present:** Gautam Babbar (Regional Head) Godrej Projects Development Ltd. and Sh. Gaurav Gupta Authorized Representative along with Adv. Tarun Ranga.

1. This application is for registration of project namely, "EVORA ESTATE A" bearing License No. 134 of 2022 dated 26.08.2022 valid upto 25.08.2027 and License No 146 of 2024 dated 13.11.2024 valid upto 12.11.2029 which has been transferred by Town and Country Planning Department, Haryana in favor of Godrej Projects Development Ltd. vide orders dated 30.09.2025 for the development of an Affordable Residential Plotted Colony (under DDJAY scheme) on total land measuring 19.80 Acres situated in Village Badauli and Shimla Maulana, Sector-40, Panipat being developed by M/s Godrej Projects Development Ltd.

2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. REP-II not in order as the Title of the document submitted does not mention "REP-II".
- ii. Form REP-I Part G mentions likely date of completion of project as 21.10.2024 however the REP-II mentions the date of completion as 31.03.2029. Clarification regarding the same be submitted.
- iii. Order of Directorate of Town and Country Planning Department dated 30.09.2025 mentions license no 134 of 2022 granted for 12 Acres and license no 146 of 2024



- granted for 7.80 Acres respectively, however license granted on 13.11.2024 against 146 of 2024 mentions 8.80 Acres and license granted on 26.08.2022 against 134 of 2022 mentions 13.0 Acres. Clarification regarding the same be provided.
- iv. Legible copy of Entry of License Number in revenue Record be re-submitted.
 - v. Submit the details of the investment of ₹20,992 lakhs as reflected in REP-I, Part C.
 - vi. Zoning Plan of the project be submitted.
 - vii. Legible copy of the Site Plan be submitted.
 - viii. Email Ids of all the Directors are same in Form-I Part-A.
 - ix. Payment Plan not in order.
 - x. No authorization as to who will advertise, market and execute conveyance deed in the project.
 - xi. That Form LC-IV dated 29.09.2025 and bilateral agreement dated 29.09.2025 mentions the development of the project on the land measuring 12 Acres however the promoter has sought registration against project on land measuring 19.80 Acres. Justification regarding the same be provided.
 - xii. Registered address of the promoter as is mentioned in FORM REP-I Part A is different from the master data as is available on the website of the Ministry of Corporate Affairs.
 - xiii. ITRs of the preceding 3 years of all the directors as provided in REP-I Part A be submitted.

3. The promoter vide letters dated 28.11.2025, 02.12.2025 and 03.12.2025 respectively has compiled with all the above deficiencies. The Authority finds the project fit for registration subject to following conditions;

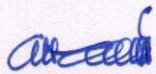
- a. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size 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.
- b. 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.
- c. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- d. 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 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 and the QR code should be affixed on the top-right corner.
- e. 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.
- f. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.671 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 pocket.
 - g. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
 - h. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession.
 - i. 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.
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.

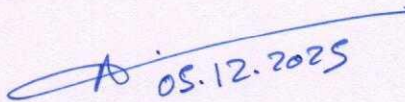


True copy


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


05.12.2025