



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

(xii) Promoter: Godrej Projects Development Ltd.

Project: "EVORA ESTATE B", an Affordable residential plotted colony (under DDJAY) to be developed on land measuring 23.7562 Acres situated in revenue estate of Village Badauli and Maulana, Sector-40, Panipat being developed by M/s Godrej Projects Development Ltd.

Temp ID: RERA-PKL-1862-2025.

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 the project namely; "EVORA ESTATE B" bearing License No. 147 of 2024 dated 13.11.2024 valid upto 12.11.2029 which has been transferred by Director Town and Country Planning, Haryana in favor of Godrej Projects Development Ltd. vide orders dated 30.09.2025 for the development of an Affordable Residential Plotted Colony on land measuring 23.7562 acres situated in the revenue estate of Village Badauli and Maulana, Sector-40, Panipat

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

- i. *Calculation of fee details in Form REP-I Part-A be submitted;*
- ii. *Zoning Plan of the project not submitted;*
- iii. *Legible copies of Pan card and Aadhaar Card of the Promoters be re-submitted*
- iv. *REP-II not in order as the Title of the document submitted does not mention "REP-II";*
- v. *ITRs of the company for the last three years states that the company is bearing substantial loss at CP 110-111 which is in contradiction with the Net Worth*



Certificate provided by the company. Clarification regarding the same be provided;

- vi. *Email Ids of all the Directors are same in Form-I Part-A;*
- vii. *"Receipts from Prospective Buyers" under the Cash Flow Statement at CP/81 mentions, that for the period December-2025 receipts from prospective allottees of apartments/plots is ₹2493 lakhs. Clarification regarding the same be provided whether the receipts have been received from sales proceed of the project;*
- viii. *Affidavit-cum-Undertaking provided at CP/87 is not in order as the Temporary Id mentioned therein is incorrect;*
- ix. *No authorization as to who will advertise, market and execute conveyance deed in the project;*
- x. *That details of the director provided in REP-1 Part A does not match with the details mentioned on the MCA website;*
- xi. *Form LC-IV and LC-IV-B not submitted;*
- xii. *ITRs of the preceding 3 years of all the directors as provided in REP-I Part A be submitted;*
- xiii. *Affidavit placed at CP/96 is not in original;*
- xiv. *BR authorizing the person who has signed application 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. After consideration the Authority finds the project fit for registration subject to following special 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 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.



- 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 0.555 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 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.
- 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.

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

Abhishek
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