

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

**Project – Eldeco Terra and Sol.**
**Promoter - M/S Eldeco Infrastructure & Properties Limited.**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details		
1.	Name of the project	Eldeco Terra and Sol		
2.	Name of the promoter	M/S Eldeco Infrastructure & Properties Limited. (Allotment from HSIIDC)		
3.	Brief of the promoter	M/s Eldeco Infrastructure & Properties Limited is an active unlisted public real estate and construction company incorporated on 16 March 2000 and headquartered in Faridabad, Haryana, India. It has an authorized capital of ₹60 crore with a paid-up capital of around ₹32.48 crore (latest filings). Promoters include Pankaj Bajaj and Mrs. Bandana Kohli, who hold significant promoter shareholding in the company. The board of directors comprises Pankaj Bajaj (Managing Director), Ajay Mehra, Ranjit Khattar, Swati Gupta, Manish Jaiswal, Geeta Dutta Goel, Shrikant Jajodia, and Vikas Srivastava. Eldeco focuses on residential and mixed-use property development across key North Indian cities including Delhi NCR, Panipat, Sonipat, and Ludhiana. The promoters collectively hold the majority of the company's equity, maintaining strong promoter control.		
4.	Nature of the project	Group Housing Colony		
5.	Location of the project	Sector -80, Gurugram.		
6.	Legal capacity to act as a promoter	Conveyance Deed Holder.		
7.	Name of the license holder	N/A		
8.	Name of the collaborator (if any)	N/A		
9.	Name of the Conveyance Deed Holder (if any)	M/S Eldeco Infrastructure & Properties Limited.		
10.	Status of project	New		
11.	Whether registration applied for whole	Whole		
	Phase no. applied	N/A		
	Nature of phase	N/A		
12.	Online application ID	RERA-GRG-PROJ - 2160 -2026		
13.	License no.	N/A		
14.	Total licensed area	2.7001 acres (10927 sqmtr)	Area to be registered	2.7001 acres (10927 sqmtr)
15.	Projected completion date	15.01.2031		
16.	QPR Compliances (if applicable)	N/A		
17.	4(2)(I)(D) Compliances (if applicable)	N/A		
18.	4(2)(I)(C) Compliances (if applicable)	N/A		

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in  
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



19.	Status of change of bank account	N/A	
20.	Details of proceedings pending against the project	N/A	
21.	RC Conditions Compliances (if applicable)	N/A	
22.	Total Project cost	Rs 695.10 Cr.	
23.	Project expenditure so far	Rs 152.61 Cr.	
24.	Estimated expenditure for completion so far	Rs 542.49 Cr.	
25.	Construction Cost	Not submitted.	
26.	Total no of towers	2 i.e., 1(3B +G+30), 2(3B +G+30)	
27.	Total no of units	224 units and 472 parking	
28.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity up to
	i)	License Approval	N/A
	ii)	Allotment letter	HSIIDC:270 dated 15.03.2024
	iii)	Zoning Plan Approval	HSIIDC/IPD/1696 dated 13.10.2025.
	iv)	Building plan Approval	HSIIDC/IPD/IMT/M/2026/165 1 dated 16.01.2026 15.01.2031.
	v)	Environmental Clearance	Not Submitted
	vi)	Airport height clearance	PALM/NORTH/B/062425/1797 961 dated 08.07.2025. 07.07.2033.
	vii)	Fire scheme approval	Not Submitted.
	viii)	Service plan and estimate approval	Not Applicable.
29.	Fee Details		
	Registration fee	Residential- 34,365.415 x 3.15 x 10 = Rs. 10,82,511/- Commercial 54.635 x 3.15 x 20 = Rs. 3442/- Total = 10,82,511+ 3442 = Rs 10,85,953/-	
	Processing fee	34,420.050 x 10 = Rs. 3,44,200/-	
	Late fee	N/A	
	Total	10,85,953+ 3,44,200 Rs. 14,30,153/-	
	DD amount	Rs. 7,96,725 Rs. 6,33,428 Total = 14,30,153/-	
	DD no. and date	009515 dated 22.01.2026. 009653 dated 08.02.2026.	
	Name of the bank issuing	HDFC Bank	

	<b>Deficient amount</b>	14,30,153 - 14,30,153 0 (NIL)
30.	<b>File Status</b>	<b>Date</b>
	<b>File received on</b>	30.01.2026
	<b>Deficiency Notice</b>	17.02.2026
	<b>Documents Submitted on</b>	16.02.2026, 19.02.2026
	<b>First hearing on</b>	23.02.2026 (Adjourned)
	<b>Documents Submitted on</b>	23.02.2026
	<b>Second hearing on</b>	26.02.2026
31.	<p><b>Case History:</b>  The Promoter M/S Eldeco Infrastructure &amp; Properties Limited (Allotment from HSIIDC) who is a Conveyance Deed Holder applied for the registration of real estate project Group Housing Colony namely "Eldeco Terra and Sol" located at Sector -80, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 30.01.2026. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2160-2026. The project area for registration is 2.7001 Acres.</p> <p>The application for registration of e Group Housing Colony (was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1024 dated 17.02.2026 was issued to the promoter with an opportunity of being heard on 23.02.2026.</p> <p><b>Brief facts of the project are :-</b></p> <ol style="list-style-type: none"> <li>1. The Lands admeasuring 2.70 acres (10927 sq.mts.) (GH Plot No. GH- 3A) was allotted by HSIIDC (Haryana State Industrial &amp; Infrastructure Development Corporation Limited) through Allotment Memo No. HSIIDC:270 dated 15.03.2024 to M/S Eldeco Infrastructure &amp; Properties Limited.</li> <li>2. The conveyance deed of the above said land has been executed vide No. 3152 dated 03.06.2025.</li> <li>3. Thereafter, the revised zoning has been passed by HSIIDC vide memo no HSIIDC/IPD/1696 dated 13.10.2025. The building plans has been approved by HSIIDC vide memo no HSIIDC/IPD/IMT/M/2026/1651 dated 16.01.2026.</li> <li>4. Now, the promoter i.e., M/S Eldeco Infrastructure &amp; Properties Limited has approached the Haryana Real Estate Regulatory Authority, Gurugram, for the registration of the project namely " Eldeco Terra and Sol " over an area measuring 2.70 acres in the Sector-80, Gurugram.</li> </ol> <p>The promoter has published the public notice in 3 newspapers dated 04.02.2026 i.e., 1 English (The Hindu,) and 1 Hindi (Dainik Bhaskar) and The Tribune dated 05.02.2026 and no objections has been received in the Authority.</p> <p>The site of the project was visited physically on 17.02.2026 by the concerned Associate Engineer Executive and it has been noted that project namely "Eldeco Terra and Sol" is a Group Housing Colony has an access through existing 24m road and further barricading has been done at the site.</p> <p><b>On 23.02:2026, the matter has been adjourned to 02.03.2026.</b></p> <p><b>As per the approval of the Authority, the matter has been preponed from 02.03.2026 to 26.02.2026 at 11.00am.</b></p>	

<p>32.</p>	<p><b>Present compliance status as on 26.02.2026 of deficit documents conveyed through notice dated 17.02.2026.</b></p>	<ol style="list-style-type: none"> <li>1. Deficit fee amounting to Rs 6,33,428/- need to be submitted. Status - Submitted Rs. 6,33,428/- vide DD no 009653 dated 08.02.2026 of HDFC Bank.</li> <li>2. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status - Not Submitted.</li> <li>3. Online DPI needs to be corrected. Status - Submitted but need to be revised.</li> <li>4. REP-II needs to be revised. Status - Submitted.</li> <li>5. Environment Clearance needs to be submitted. Status - Not Submitted and applied on 16.12.2025.</li> <li>6. Fire Scheme approval needs to be submitted. Status - Not Submitted and applied on 03.02.2026.</li> <li>7. Mining Permission needs to be submitted. Status - Not submitted.</li> <li>8. Draft allottee documents i.e., Allotment letter, BBA, Conveyance deed needs to be revised.</li> <li>9. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status - Submitted.</li> <li>10. Draft brochure needs to be revised. Status - Submitted.</li> <li>11. Forest NOC from competent department need to be submitted. Status - Submitted.</li> <li>12. Road access permission and approval of Storm water connection from competent department need to be submitted. Status - Submitted, a reply from HSIIDC through email has been received wherein it is mentioned that, as per approved HSIIDC layout plan, the subject plot i.e., GH-3A is a corner plot and has roads on three sides as per approved zoning plan 2 gates are provided on east side and west side.</li> <li>13. Clarification needs to be submitted as IDC, taxes, and cess not mentioned in DPI. Details of any other cost amounts to Rs 950.30 lakhs and financial resources from banks/ financial institution amounts to Rs 15000 lakhs and other sources amounts to Rs 3561 lakhs mentioned in DPI needs to be submitted. Status - Submitted.</li> </ol>
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	<p>14. As per REP II dated 28.02.2026 needs to be revised as amount of encumbrance is missing. Loan sanction agreement, repayment schedule and NOC lender needs to be submitted. Charge Form (CHG) uploaded on ROC website needs to be submitted. Status - Submitted but Charge Form (CHG) uploaded on ROC website needs to be submitted. As per letter dated 12.02.2026 issued by Vistra ITCL (India) Ltd. certify that lender has granted a credit facility for an amount of Rs 148 crores for utilisation for land cost and approvals of the project till 31.12.2025. The credit facility will be repaid by December 2030.</p> <p>15. Details of pending dues to HSIIDC as mentioned in NOC from HSIIDC needs to be submitted. Status - Not submitted</p> <p>16. Original Bank Undertaking dated 28.01.2026 needs to be submitted. Status - Submitted.</p> <p>17. KYC of directors needs to be submitted. Status - Not Submitted.</p> <p>18. Following Original CA Certificate needs to be submitted: CA Certificate of REP 1(A-H) dated 22.01.2026, Status - Submitted. CA Certificate of net worth of promoter on latest date, Status - Submitted but CA Certificate of net worth of promoter on latest date needs to be submitted as previously net worth for the financial year 2024-25. CA Certificate of non-default in payment of debt &amp; statutory liabilities dated 22.01.2026, Status - Submitted. CA Certificate of expenditure incurred and to be incurred dated 20.01.2026. Status - Submitted. CA certificate for cost land dated 28.01.2026 along with supporting documents. Status - Submitted.</p> <p>19. Schedule and Challan of EDC paid for the project needs to be submitted. Status - Submitted.</p> <p>20. Background and experience of work of the promoter needs to be submitted. Status - Submitted.</p>
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<b>33.</b>	<b>Remarks</b>	<ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Environment Clearance needs to be submitted.</li> <li>4. Fire Scheme approval needs to be submitted.</li> <li>5. Mining Permission needs to be submitted.</li> <li>6. Draft allottee documents i.e., Allotment letter, BBA, Conveyance deed needs to be revised.</li> <li>7. Charge Form (CHG) uploaded on ROC website needs to be submitted.</li> <li>8. KYC of directors needs to be submitted.</li> <li>9. Original CA Certificate of net worth of promoter on latest date needs to be submitted as previously net worth for the financial year 2024-25</li> <li>10. Details of pending dues to HSIIDC as mentioned in NOC from HSIIDC needs to be submitted</li> </ol>
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**Recommendations:**

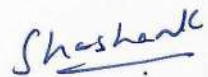
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in form A to H, corrections in online DPI, Approved Fire Scheme, Environment Clearance, mining permission and the documents mentioned at S.No 33.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs each as a security amount for submission of Approved Fire Scheme, Approved Environment Clearance within 6 months from the grant of registration and mining permission before the commencement of the construction at site.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.



**Ashish Dubey**  
Chartered Accountant



**Shashank Sharma**  
Associate Engineer Executive

<b>Day and Date of hearing</b>	Thursday and 26.02.2026
<b>Proceeding recorded by</b>	Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 26.02.2026.

Sh. Shashank Sharma, Associate Engineer Executive and Mr. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Manish Jaiswal (CEO), Ms. Pallavi R. Suman (Architect) and Sh. Harshit Batra (AR) are present on behalf of promoter.

The Authorized Representative of the promoter submits that the subject land, admeasuring 2.7001 acres, was purchased in the year 2025 through an e-auction conducted by HSIIDC. It is further submitted that, as on date, the Environmental Clearance, Fire Scheme Approval, and Mining Permission in respect of the said land are under process and have not yet been obtained.

The Authorized Representative of the promoter further undertakes to obtain and submit:

- i. The Approved Environmental Clearance & Fire Scheme Approval within 6 months from the date of grant of registration; and
- ii. Mining permission before the start of construction at site.

Further, he undertakes to submit two Demand Drafts/Bank Guarantees amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority.


The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts/ Bank Guarantees, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 6 months from the date of grant of registration; and
- b. Approved Environmental Clearance: within 6 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount(s) shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. The promoter shall submit the Mining Permission prior to commencement of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above at S.No.33

The Registration Certificate shall be issued after submission of remaining deficiencies mentioned above at S.No. 33 including correction in A-H form, Online DPI and submission of two DD's/BG's of Rs. 25 lakhs each for submission of Fire Scheme approval and Approved Environmental Clearance within the timeframe mentioned above.

  
(Arun Kumar)  
Chairman, HARERA