



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.06.2026.

Item No. 323.03

- (xiv) **Promoter:** Elite Housing Estate Maintenance Services LLP.
Project Name: "87th Avenue" - a Residential Colony under NILP-2022 to be developed over an area measuring 10.15 acres situated in Sector-87, Faridabad.
Temp Id: RERA-PKL-2065-2026.
Present: Adv. Tarun Ranga for the Promoter.

1. This application is for registration of a real estate project - "87th Avenue", a Residential Colony, under New Integrated Licensing Policy-2022, over an area measuring 10.15 acres (under migration from license no. 82 of 2024 dated 11.07.2024 granted for setting up of an Affordable Group Housing Colony over an area measuring 8.775 acres along with fresh applied area measuring 1.375 acres) bearing licence no. 81 of 2026 dated 02.05.2026 valid upto 01.05.2031, situated in Sector-87, Faridabad, granted in favour of Amolik Buildcon LLP, Elite Housing Estate Maintenance Services LLP in collaboration with Elite Housing Estate Maintenance Services LLP.

2. The present application was examined, and the following deficiencies were conveyed to the Promoter vide letter dated 08.06.2026:

- i. Balance Sheet of last three years of the LLP be submitted.
- ii. Payment Plan at CP-274 in not in order as the Promoter is charging 10% of sale price at the time of signing of builder buyer agreement.
- iii. Valuation Report of Immovable Property of Ms. Sangita Sharma and Sh. Kartar Singh Partners of LLP) duly certified by registered Valuer not submitted
- iv. Certificate by ACPL Design Ltd at CP- 267 is only limited to provide technical support for planning and designing commercial site of the project not the whole



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- project. Also, it is not also certified that the technical support is upto completion of the project. Profile of the Architectural Co, be also submitted duly showing experts engaged and projects executed till date.
- v. Engagement letter with Chartered Engineer to develop the project and to provide technical support upto completion of the project has not been submitted.
 - vi. Clause 1 of REP-II is not as per prescribed format. It mentions that the only Promoter has legal title to the project land. However, Amolik Buildcon LLP is also having share in the said land.
 - vii. A joint undertaking by the promoter and all the land owner that:
 - a. Both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - b. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - c. No clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - d. Plots allocated to Landowner in lieu of Collaboration Agreement (in Tabular Form). The Promoter should also mention when will the possession of plots be given to the Landowners and who shall sell those units.
 - viii. The Director, Town & Country Planning has granted license no. 82 of 2024 dated 11.07.2024 valid upto 10.07.2029 for setting up of an Affordable Group Housing Colony over an area measuring 8.775 acres (having an FAR of 84516.43 Sq. Mts.) situated in the revenue estate of village Baselwa, Sector-87, Faridabad in favour of Elite Housing Estate Maintenance Services LLP. Based on this license. the Authority, has already registered the real estate project namely "87th Avenue" vide Registration No. HRERA-PKL-FBD-685-2025 dated 22.04.2025 valid upto 10.07.2029. Promoter should submit an affidavit that no third-party rights were created or any draw was conducted for the earlier said license. Also, the Promoter be asked to submit bank account statements of 100%, 70% and 30% accounts of the already registered project.
 - ix. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted.
 - x. The potentiality of Town and the calculation of registration fee be submitted.
 - xi. Entry of License No. 81 of 2026 dated 02.05.2026 in the revenue record.



3. The promoter submitted reply dated 09.06.2026, vide which deficiencies mentioned above had been complied except at serial no. iii, iv, v, vi, vii, viii and ix. However, on 11.06.2026, in the interest of justice, one more opportunity was granted to the promoter and the matter was listed on 24.06.2026.

4. Today, the Authority observes that Director, Town & Country Planning had granted license no. 82 of 2024 dated 11.07.2024 valid upto 10.07.2029 for setting up of an Affordable Group Housing Colony over an area measuring 8.775 acres (having an FAR of 84516.43 Sq. Mts.) in favour of Elite Housing Estate Maintenance Services LLP. Based on this license, the Authority had already registered the real estate project namely "87th Avenue" vide Registration No. HRERA-PKL-FBD-685-2025 dated 22.04.2025 valid upto 10.07.2029. Since, an area measuring 8.775 acres has now been migrated from license no. 82 of 2024 dated 11.07.2024 to the new licence no. 81 of 2026 dated 02.05.2026 and the Promoter has applied for fresh registration which is under consideration, therefore, Registration No. HRERA-PKL-FBD-685-2025 dated 22.04.2025 valid upto 10.07.2029 has now become infructuous. As regards the fresh application of 10.15 acres, the promoter vide reply dated 12.06.2026 and 24.06.2026 has removed all the above-mentioned deficiencies conveyed on 08.06.2026 and has requested for surrendering his earlier registration. Taking into consideration the Authority decided to revoke the said registration. After consideration, the Authority finds the new project fit for registration subject to the 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.2092 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot commercial plotted area to the landowner (Amolik Buildcon LLP). A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.

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- v. 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.
- vi. 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 the top-right corner 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.
- vii. 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.
- viii. 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.
- ix. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xi. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- xii. That Plot No. 12 (measuring 156.75 Sq. Mtrs.) (residential) allocated to Amolik Buildcon LLP (Landowner) shall be physically handed over to the Landowner/Licencee after the issuance of completion certificate.
- xiii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xiv. Mrs. Sangita Sharma, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

5. The office is directed to update online payment plan and revised REP-II as submitted vide reply dated 09.06.2026 and 24.06.2026 respectively.

6. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

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