

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project 'Eldeco Estate One - Phase Three, on land measuring 29.17 Acres for a plotted colony forming part of complete layout Plan measuring 150.29 acres in Sector-19A & 40, Panipat,

Registration No.: HRERA-PKL-PNP-12-2018 Dated: 4-6-2018

Following details of the project have been provided by the promoter:

1. Particulars of the promoter:

The promoter of the project is Eldeco Infrastructure and Properties Limited, 201-212, Splendor Forum, 2nd Floor, Jasola District Centre, New Delhi-110025. The promoter is a Public limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U74899HR2000PLC043893, having PAN No. AAACE8177D



- 2. The Directors of the Company are:
 - a) Mr. Pankaj Bajaj, R/o A-2, Greater Kailash Part-1, New Delhi-110048, Contact no. 011-40655000
 - b) Ms. Bandana Kohli, R/o A-2, Greater Kailash Part-1, New Delhi-110048, Contact no. 011-40655000
 - c) Mr. Shankar Dabhade, R/o 144th Saket Bldg, A Besant Road, Worli, Mumbai, Maharashtra- 400018, Contact no. 011-40655000
 - d) Mr. Krishan Lal Dham, R/o House No. 1296, Sector 19B, Chandigarh, Contact no. 011-40655000
 - e) Mr. Ranjit Khattar, R/o R-785, New Rajinder Nagar, New Delhi-110060, Contact no. 011-40655000
- 3. The contact details of the promoter are:

Phone No.

011-40655000

Fax No.

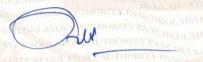
011-40655111

Email

secretarial@eldecoproperties.com

4. The promoter has not launched any project in last five years.







5. Particulars of the project:

The project will be set up on 29.17 Acre. The land is owned by

- a) Eldeco Infrastructure and Properties Limited,
 Registered office S-16, Second Floor, Eldeco Station
 1, Site No. 1, Sector 12, Faridabad, Haryana-121007,
 CIN U74899HR2000PLC043893
- b) Amazon Real Estate Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN U00500HR2005PLC052972
- c) Amazon Infracon Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN U45201HR2005PLC052970
- d) AP Projects Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN U74899HR1992PLC053012
- e) Chiranjiv Builders Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN U74899HR1995PLC052939





- f) S M Buildcon Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Haryana-121007, CIN U45201HR2005PLC052983
 - g) Adhikari Properties Limited, Registered office S-16,
 Second Floor, Eldeco Station 1, Site No. 1, Sector 12,
 Faridabad, Haryana-121007, CIN U74899HR1994PLC052984
 - h) Savana Realtors Company Limited, Registered office S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, CIN U45201HR2005PLC052974

Who have entered into a collaboration agreement with the promoter

- 6. The Town & Country Planning Department, Government of Haryana have issued license No. 47/2017 dated 18/07/2017 in favour of the land owners M/S Eldeco Infrastructure & Properties Ltd The licence is valid till 17/07/2022.
 - 7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of



Haryana vide No LC-672-Vol.-111/AD (RA)/2017/23495 dated 19/09/2017 with the following category of residential Plots.

Types	No. Of plots	Area under each plot(in sq.mts)
A(NPNL)	PER RYAMATE 38 LISTATE R	168.75
A3 ALTHORITY PARK	LA MARYAN 51RAL ESTATE	209 MITY PANCHKIII
A3BY ALTHORETY PASS	WELL THEY ARE THE	283.78
A3C PRY AUTHORITY IN	3	215 THORITY PANCIN
A3D AUTHORITY	PANCTIKES A 1	LESTATI BLOULA 196.51
A6a	Y P NCHKIMI 14 LARVAN IN	FALESTATE REDUIE 230 . A CHIROLET
A6b Controlly Alberta	CO PANCHEN A HARVAN	REAL ESPATE REGU 268.6
A7 STEREGULATORS AC	THE TANK 10 LAHARIA	NA REAL ESTATE RE 243.91
A13 ALE RUGULATORS	Off PORTES 4	239.58
A16(NPNL)	YA THORITY 4	176.60 ATO ATO
A17	PRY AUTHOR 4 PANCED IN	302.81
A20(NPNL)	3 LTY PANCIE	184.5
BYANARIALESTATERE	27	IKUT MI AISANA HA 300 TATU PANAHAN
BananaRia	EGGEATOR 1	282.75 JATE NEW
Bb	ALCONO AL	463.58
B4	STAR REGIONAL 4 RY AUTHOR	TV PANCHERS 355
B5	6 TORY ALL DIG	28 FEET PANCING 319.03
B6	18	289.75
B7 Mengagagayaya	ELLESTAN 9	253.51
C AMPLIANTEY AND A STATE OF THE	AMIAINTS 113 REGISTOR	416.57
C3	10	427.5
THORTY PAR MICHARIAN	3	377.21
2 THORITE PARTY	16	332.63
WS-1	61	50 PANCHERIN
WS-8	AN ARTA TO RESIDENT	PERENTANA 96.7 PANCHELLA MAR
Total Total	308	EMERICAN ASSESSMENT AND ANCERCY AND

The layout plan shall be displayed by the promoter at the site and at its office

8. No plots have been sold/booked as on date.

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Jow State Residence

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IKI LA HARYANA REBETTE AHARYANA RERECEILA HARYANA RE-

The Town and Country Planning Department, Government of Haryana has approved service plan estimates of the project involving costs as given below:

OR IT	Roads	
ii.		Rs 526.49 Lacs
iii.	Water supply Scheme Sewerage Scheme	Rs 322.30 Lacs
iv.	Horticulture	Rs 217.15 Lacs
٧.	Street lighting	Rs 16.94 Lacs
vi.	Storm Water Day	Rs 111.92 Lacs
vii.	Storm Water Drainage	Rs. 197.48 Lacs
TATER	Maintenance charges for 10 Yrs Including resurfacing of road after	
	moldding resurracing of road after	

Including resurfacing of road after First 5 years and second 5 yrs of MTC Rs 739.82 Lacs

A copy of the aforesaid plans shall be displayed by the promoter at the site of the construction and at its office.

The promoter has applied for the environment clearance vide application dated 18/07/2017 to the MOEF, Delhi. The clearance is likely to be received by July, 2018.

Ground coverage of the project shall be as follows:

ATOR CITA AT CITA A	Plots 1. Residential Plot 2. Commercial plots 3. Community plots	67,790.82 sqm 1253.59 sqm 3335.05 sqm
b)	Roads and green belt	33,386.94 sqm
c)	Playground parks & green Area	12302.45 sqm (2 park and Green area)
d)	Club House /	

d) Club House



Community centres

(Total 9322.17 sqmt out of which 8100 sqmtr already approved in another phase not falling in this phase)

e) Other community building

0.2acre Nursery school, 1303.51 sqm Nursing Home

f) Any other use

UDL and service area etc 3943 sqm

12. Current stage of development of the project:

This is a new phase in the complete layout plan measuring 150.29 acres. Its development will start after grant of environment clearance and NOC for consent to establish from Pollution department. Project completion date is NOVEMBER, 2023.

12 Current stage of development of internal infrastructure:

Description of the facility	Type or size	Expenditu	ire	EV AUTHORITY PANCIES				
AS DETAIL REGEST AFORY ACTH	CHRITY PANCHELL SH	Estimated	Actual	Planned Co. La HARRA A Actu				
1. Roads Land Andrew	12, 18 & 24 mtr wide Road	Rs. 526.49 Lacs	Nil	19,500 sq metres	Nil			
2. Water supply Scheme	Dual supply system with DI pipes	Rs. 322.30 Lacs	Nil Tat	Domestic supply 150mm dia- 170 meter and 100 mm dia - 3625 meter Flushing supply 100 mm dia -3870 meter.	Nil NA I			
3. Sewerage Scheme	SW pipes for lines connecting to STP	Rs. 217.15 Lacs	Nil	200 mm dia – 2560 meter.	Nil			
4. Street Lighting	LED lights	Rs. 111.92 Lacs	Nil	Street light on roads	CHINA .			
5. Horticulture LALEST	As per service Estimate	Rs. 16.94 lacs	Nil	500 nos. tree and 3.024 acre green area	Nil Nil			
6. Storm Water drainage	NP 3 Pipes Drainage lines connected to Recharge well	Rs. 197.48 Lacs	NILAHAR HKULAH NSADKIL	400 mm dia -3460.00 meter, 500 mm dia -475.00 meter, 600 mm dia- 25.00 meter and 700mm dia-10.00 meter.	Nil Rity pa			

Quarterly schedule of the execution of the project (in 13. terms of Expenditure on infrastructure)

Particulars	DR	kpendit ure	Expenditure to be made in each quarter(Amount In lacs)											
EN ESTATE PER	incurred		CITY ROOM	I A HARVA	NAREAUT	STATERED	The BC II	laue II	each qu	arter(Amou	nt In lacs)	NA RA	STATE STATE	-
EAL ESTATE RI SARUAL ESTATI INARUAL ESTA	d	ill the ate of plicati on	Dec.18	Jan19 to Mar.	April. 19 to June.	July19 to Sept.	Oct. 19 to Dec.		an20 to	April. 20 to June.	July. 20	Oct.		Apri 21 t
Water Supply	32	22.30	acraterito	S175 No. 1289	COCHARY	19	19		1ar. 20	20 1081	Sept.20	to D	ec. to Mar.	June 21
Sewerage	CLISTAT	FREGI	LATERRY AT THE	15.3	22	VA 32 RT	68	ER/EGS	70	46	36	N HIC 18	8 15	USYN16
Storm Water	r	7.15	5.00	9	10.15	10	16	TAIRL	21	30	25	PENCIL	CULA D. JORN	251
Drainage Roads	19	7.48	10.00	12	14	28	42	ESTAI	43	29	(HTTCHE)	19	9 9	7
PANIS INDIANA	526	6.49	ATE REGIET.	COUNTY AND A	RITY PAN	HKULAH	RYANAR	FALL	STATE R	GUL ATO	19.48	CHILLY	A WELLAND	A COLUMN
Street Lighting	NEVAN	1.92	LATATE RE	25 301 A 10R	25	25	30	N BILA	30	30	30	40	PACCINCULA 40	40
Horticulture			MALESTATES	E Carlo	AUTHOR	2	2		2	2 FGU	2	10		LAL
Maintenance	and the state of t			0.5	0.5	0.5	0.5		0.5	0.5	0.5	AUT.	THE PARTY OF THE PARTY.	10
Total	739	.82	MAREAL	DATERET	CATORY	LILIORE		VIIA.	N. W.	ALESTATE	REGULA	OP N	AL PHURLEY I	2
Particulars	213	2.1	15.00	61.80	71.65	97.50	158.50	il or	166.50	ALAL LA IA	II RECEI	ATON	CHEMORET	PANCI
	July.	Oct.	BARVANA	THE LAND TO SERVICE	BEGINA	Expenditu	re to be m	ade in	each qua	137.50	112.98	88.0	75.00	59.00
EGLE YEARY ALTO	21to Sept .21	21 to Dec. 21	Jan22 to Mar. 22		to	Oct. 2	Jai	n23 Mar.	April. 2 to June	3		ct. 23	Twice was	(MARIE)
Water Supply	X COTT	RITY	ALTERNATION OF THE PERSON OF T	22	Sept.22	Dec.	22 23		23	July. 23 Sept. 23	s to to 23	Nov	Grand Total	
Sewerage	7	HENRY I	7 8000	7	WHITAILIPS	TE PROTO		REIL F	PASCIN	Q A HAR	AND RES	LIBIA	HREGULATIV	322.30
Storm Water Orainage	ATIORY	AUTR	DRITTPANE	6	ANA REA	6	6	6	HORMAY	S CHEULA HA	4	2	STERRIGHTAN	217.15
Roads	30	SUE ST	O STATE OF THE STA	A VI TERLIE	ARYANA RI	FALLEST	ERICHE AND A	Urnay	GHORIT Althou	Y PANCHKI	A HARRA	NATIONAL REP	197.48	GELATI
treet Lighting	10	ATOR3	SYAUTHOR	Ax BANKEY	4	A PERSON	40	DATO Da as	MACTH	JRITY BANG	HKLLA	TO AND	REAL ESTATE	526.49
orticulture	2	1(10	ALLAND	0	10 1	1.92	Argry A	UTHORITY EA	NOT KUIL PANTINA	VIIAR	ANAREMEN	ACTION SETS
aintenance	1.651	1.44	ALUST	1	CHICELEN	AFRANAI	TA IST	1	GULATA	AUTHORD	YPANCE	KULA	IARY (NAPOTA)	111.92
otal	49.0	40.41	DEGLISATORY	MATTHORITE	PARTIE	ALLAN LAND	NA ISTAL	TEX TO	KROULA	DRY ALTE	ORITY	NCIN	ALEXICIANA P.	16.94 739.82
ANCHELI	VA REA	48.44	49.49	57.00	57.00	57.1	00 18	3.92	6.00	LATOR 4.	THORITY	PANCE	COLUMN TO THE REAL PROPERTY.	39.82

The Architect of the project is:

M/S Design Forum International, K-47, Kailash Colony New Delhi - 110048

The Contractors of the project are:

Not yet appointed.

- 15. Financial details: The estimated cost of the project is Rs 91.23 crores which is
- comprised of cost of infrastructure of Rs 21.32 crores.

 16. The expenditure of Rs 9123 084 Lacs to be incurred for
- 16. The expenditure of Rs 9123.084 Lacs to be incurred for completion of the project shall be met by way of sale of unsold stock (tentatively Rs. 4400 lacs) of plots comprising Residential, commercial and community plots, and by raising a loan of Rs. 3000 lacs from ICICI Bank Limited and by way of promoter's contribution amounting to Rs 1723.084 lacs. The status of the Loan is approved and the source for promoter's contribution is the surplus available with the Promoter.
- 17. The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 113405001140 of ICICI Bank, Jasola Branch, Delhi; IFSC Code ICIC0001134; MICR code 110229196. The money from the aforesaid account shall be drawn only towards meeting the cost of construction Rs. 8325.18 Lacs.

A statement of the amount drawn from the account along with a certificate of the Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

- 18. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - apart from the unit price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

Dilbag Singh Sihag Member

Anil Kumar Panwar Member

Rajan Gupta Chairman