



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Eldeco Estate One Prestige" over an additional land measuring 2.906 acres (in the residential plotted colony measuring 150.287 acres, totalling 153.193 acres) situated in the revenue estate of village Nizampur Sector-40, Panipat vide

Registration No. HRERA-PKL-PNP-613-2024

Dated: 05.09.2024

2. The Licencee/Landowners of the project are – Sh. Jitender Singh and Sh. Vikas. Promoter of the project is M/s Eldeco Infrastructure & Properties Ltd. having its registered office at Shop no. S-16, Second Floor, Eldeco Station 1, site no. 1, sector-12, Faridabad, Haryana-121007. Promoter is a Public Company limited by shares registered with Registrar of Companies, National Capital Territory of Delhi with CIN U74899HR2000PLC043893 having PAN No AAACE8177D.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to 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.
 - iii) apart from the 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.
 - iv) 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.

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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 12.02.2029.

Special Conditions

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Both the Promoter and landowner/licensees 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-1.
- III. 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.

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- IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.118 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 60% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site.
- VI. 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.
- VII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- VIII. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Plot Type	Area (Sq. Mtr.)	Total area (Sq. Mtr.)	Landowner
1.	02, 04, 06	G	283	849	Sh. Vikas & Sh. Jitender Singh
	08, 09	H	293	586	
	10, 12, 14	I	220	880	
	16, 18, 19, 20, 22	J	259.37	1037.48	
Total	13			3352.48	




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- IX. No advertisement/public notice be issued through any medium without affixing the QR code 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.
- X. That as per the joint affidavit dated 02.08.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XI. That the promoter shall submit documents of the remaining area measuring 150.287 acres within a period of 15 days from the date of issuance of this registration certificate failing which show cause notice under Section 35 of RERA Act, 2016 will be issued.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman