



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 67 of 2025 dated 09.05.2025 valid upto 08.05.2030 in addition to license no. 407-412 of 2006 dated 18.01.2006, 36 of 2008 dated 28.02.2008, 47 of 2017 dated 18.07.2017, 24 of 2024 dated 13.02.2024 for setting up of a Residential Plotted Colony to be developed over an additional area measuring 2.9167 acres in favour of Adhikari Properties Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd situated in the revenue estate of village Shimla Mulana, Sector 19A, Panipat. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula, has registered the real estate project, namely "Eldeco Estate One Pinnacle" situated in the revenue estate of village Shimla Mulana, Sector 19A, Panipat vide;

Registration No. HRERA-PKL-PNP-827-2026

Dated: 08.01.2026

2. Promoter of the project is Eldeco Infrastructure and Properties Ltd, having its registered office at Shop No. S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12 Faridabad-121007, Haryana. Promoter is a Public Limited Company (limited by shares) registered with Registrar of Companies, Delhi with CIN U74899HR2000PLC043893 having PAN No AAACE8177D. However, Licensee of the project is Adhikari Properties Ltd.

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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 2018 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 within one week after publication.
 - vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.



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- vii) That the promoter shall submit the quarterly progress report 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 08.05.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.



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- 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. Promoter shall submit a copy of revised service plans/estimates for an area measuring 156.11 acres to the Authority within 15 days after their approval by Town & Country Planning Department.
- v. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.27 Acres to the Authority along with deficit fee, if any within 15 days after the approval by the Town and Country Planning Department. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- vi. Promoter shall also submit a copy of revised NOC/Clearance for an area measuring 156.11 acres as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity, issued by the Authority. The RC number and QR code 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.
- viii. 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

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grant of completion certificate or till the taking over of the maintenance of the project by the association of Allottees.

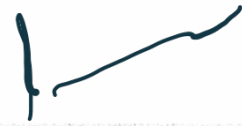
- ix. That any change in the communication address have to be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- x. No clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman