



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an affordable residential plotted colony namely "Eldeco Aranya" measuring 13.087 Acres in Village Kot Behla, Sector-16, Panchkula Extension, vide

Registration No. HRERA-PKL-PKL-221-2020 Dated: 17.12.2020

2. The promoter of the project is Eldeco Infrastructure & Properties Ltd, Shop No. S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector-12, Faridabad - 121007. The promoter is a Public limited company registered with Registrar of Companies, NCT of Delhi & Haryana with Corporate Identity Number- CIN: U74899HR2000PLC043893, having PAN No. AAACE8177D.

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3. The 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 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.
- 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) 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.

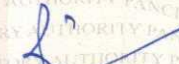
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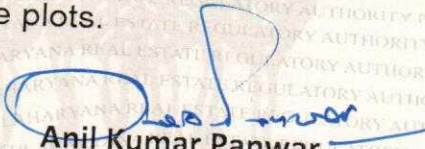
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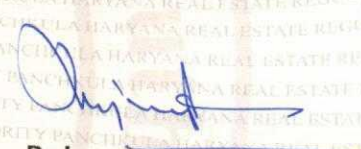
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the 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.
- viii) shall complete the said project by 30.11.2024.

Special Observation:

- i) that since the entire land of the project has been mortgaged with Aditya Birla Finance Ltd. for raising a loan of Rs. 25 Crores, the promoter may sell upto 60% of the plots and discharge his aforesaid loan liability. After discharging the loan liability, clearance certificate issued by the financial institution should be submitted, after which the Authority will grant approval for sale of remaining 40% of the plots.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman