



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 13.11.2024.

Item No. 269.29

Newspaper Clipping of the project Hill View Estate.

Promoter: Aravali Infratech Pvt. Ltd.

Project: "Hill View Estate" an affordable residential plotted colony under DDJAY-2016 on land measuring 28.327 Acres in the revenue estate of Village Kot, Sector 14, Kot Behla Urban Complex, Panchkula.

Reg. No.: HRERA-PKL-PKL-460-2023 dated 01.06.2023 valid upto 01.03.2030.

Present: Mr. Vaibhav, Advocate through VC.

1. It has come to the notice of office that in the Chandigarh Bhaskar newspaper dated 06.07.2024, an advertisement of the above RERA registered project of the promoter is being circulated in which it has been mentioned that the plot can be booked after giving 40% payment in advance and rest of the payment is to be made after taking the possession. This seems to be in violation of the RERA provisions and rules framed thereunder.

2. On 07.08.2024, Authority decided that Managing Director/one of the Directors of the promoters be personally present on the next date of hearing to explain the position.

3. On 04.09.2024, Authority observed that Managing Director/ one of the Directors was required to be personally present today but he has failed to appear. Hence, Authority decided to impose a cost of Rs. one lac on the promoter. Charging of 40% amount in advance for booking of plots is gross violation of RERA Act, 2016.

4. After consideration, Authority decided that promoter should submit complete details in a tabular form of plots sold with name of allottees, their contact details with mobile number



and address, copy of each allottee, date of signing of BBA certified by CA, be submitted atleast before two weeks of next date of hearing. No reply received.

5. Ld. Counsel sought time to file reply. After consideration, Authority decided to ban sale in the project. MD/ one of the Directors has not appeared personally today also. Hence, promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why additional penalty may not be imposed. Ld. Counsel stated that an Appeal No. 837 of 2024 has been filed in Hon'ble Appellate Tribunal. Reply be filed two weeks before next date of hearing.

7. Adjourned to 15.01.2025.



True copy

Executive Director,
HRERA, Panchkula

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

CA (Monika)