



**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 22.01.2025.**

**Item No. 276.18**

**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. Shobhit Phutela, Advocate.**

1. It has come to the notice of office that in the Chandigarh Bhaskar newspaper dated 06.07.2024, an advertisement of the above project was 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 is 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 to explain the position.
3. On 04.09.2024, Authority decided to impose a cost of Rs. one lac on the promoter for non-appearance of Managing Director/one of the Directors. Charging of 40% amount in advance for booking of plots is gross violation of RERA Act, 2016. Authority further 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 BBA of each allottee, date of signing of BBA certified by CA, be submitted.



4. Ld. Counsel sought time to file reply. On 13.11.2024, 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. Show cause notice was sent on 24.12.2024.

5. The matter was placed before the Authority on 15.01.2025 and the Authority directed the office to again place it on 22.01.2025 after examining the reply submitted by the promoter.

6. The promoter vide two letters dated 13.01.2025 has replied to the show cause notice and submitted the following:

- i. That the said advertisement published in Dainik Bhasker, Chandigarh edition dated 06.07.2024, was issued on the ill-advice of untrained marketing executives/channel partners of the company, who are not experts at law. The advertisement, in hindsight, was a Bonafide mistake on the part of the promoter company,
- ii. That the advertisement, even though it states that 40% amount is to be deposited by customers at the time of booking of plot, however they have never received 40% amount, as booking amount, from its customers/allottees till date. As such, there has been no violation committed by the promoter in respect of taking of 40% of the amount at the time of booking,
- iii. That the advertisement was merely an invitation to offer which has been published and same has not been acted upon by the promoter. An undertaking dated 13.01.2025 is enclosed stating that *the promoter has not taken 40% of the booking amount from any customer pursuant to the advertisement so published,*
- iv. That the promoter has sold 351 plots out of 504 plots and till date there has been no complaint received from any customer/allottee regarding any grievance qua the project in question. Out of the total 351 plots sold, BBA has been executed with 341 allottees. Details of allottees alongwith their address, phone numbers and date of signing of BBA,



- v. That the MD-cum-CEO undertakes to appear in person and thus prays that no additional penalty be imposed and prays to recall Rs. one lakh earlier imposed,
- vi. That project is almost at its completion stage & 90% of the project stands completed, promoter is expected to apply for CC by first week of February. (Photographs enclosed).
7. The promoter beseeches the Authority to dispose of the present proceedings in the interest of justice and show cause notice dated 24.12.2024 may kindly be discharged, revoked and no penalty be imposed upon the promoter. The promoter vide letter dated 15.01.2025 has submitted cost of Rs. one lac vide DD No. 004440 dated 14.01.2025.
8. Ld. Counsel submitted reply alongwith an affidavit has been filed in the registry on 22.01.2025 mentioning therein that the said advertisement has been withdrawn by publishing a public notice in newspapers on 19.01.2025. Cost of Rs. 1 lac has been deposited vide DD No. 004440 dated 14.01.2025.
9. After considering the reply of promoter, Authority decided to allow sale in the project.
10. Disposed of.



*Handwritten signature*  
6/2/25

True copy

*Handwritten signature*

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)