



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 15.01.2025.**

**Item No. 275.19**

**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 and Mr. Harsh Vardhan, MD.**

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 was circulated. In the said advertisement, it was 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. These payment conditions are 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.



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. Adjourned to 15.01.2025. Show cause notice has been sent on 24.12.2024, however no reply received from the promoter.

5. Mr. Harsh Vardhan explained in detail the reasons for publication of an advertisement in newspapers. He stated that company was not well aware about the provisions RERA Act, 2016. The intention was to ease out the allottees by taking payment of 40% amount whereas more than 60% works stands completed at site. However, he assured that they will withdraw the advertisement. No plot has been booked by taking 40% advance. Reply has been submitted on 14.01.2025.

6. After consideration, Authority decided that promoter should submit an affidavit that they have not collected 40% advance amount from any allottee and withdraw the advertisement immediately by giving an advertisement in atleast two newspapers, one English and one Hindi.

7. Adjourned to 22.01.2025



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30/1/25

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.

LA (manika)