



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.07.2025.

Item No. 293.39

Cancellation of Registration No. HRERA-PKL-PKL-460-2023 dated 01.06.2023.

Promoter: Aravali Infratech Pvt. Ltd.

Project: "Hil View Estate" on land measuring 28.327 acres in sector-14, Panchkula.

Reg. No.: HRERA-PKL-PKL-460-2023 dated 01.06.2023

1. A letter dated 17.06.2025 has been received from Chitrnanjan Aggarwal for Cancellation of Registration No. HRERA-PKL-PKL-460-2023 dated 01.06.2023.
2. The applicant states that the promoter Aravali Infratech Pvt. Ltd are no longer owner in possession of 22 Kanal 10 Marla out of 28.3275 acres situated in the revenue estate of Village Kot, Sector-1 Kot Behla Urban Complex, Distt. Panchkula. In ROR No. 220/2024, Hon. Financial Commissioner, Haryana vide order dated 14/05/2025 has stayed the partition of below Khasra Nos. As a result, Aravali Infratech Pvt. Ltd is no longer full owner in possession of below Khasra Nos, thereby making the above RERA registration illegal.
3. Applicant further states that: *I am the owner of 22 Kanal 10 Marla vide Khewat / Khatoni No. 66/67//73/74 Khasra No. 73//21/3 (3-2), Khewat / Khatoni No. 91/102 Khasra No. 77//10/1 (0-15), Khewat/Khatoni Ne 180/211 Khasra No. 77//1/2 (14-0), Khewat / Khatoni No. 584/678 Khasra No. 73//21/2 (2-1) Khewat / Khatoni No. 531/625 Khasra No. 72//25/2 (0-12) & Khewat / Khatoni No. 68/75 Kha No. 73//22/2 (2-0) vide Sale Deed dated 10/04/2008 & Mutation No. 3619 dated 26/04/2008. The Tehsildar received an application to partition 7 Kanal 19 Marlas from one of Aravali Infratech's associates and initiated the proceedings for the same on an ex-party basis. However, the Tehsildar, while violating every*



land revenue law possible, sanctioned partition of 46 Kam 6 Marlas instead of 7 Kanal 19 Marlas in the original partition application. Last year, when I saw Aravali Infratech raise walls on my piece of land, I learned of this illegal partition and immediately filed an appeal with the Financial Commissioner, who has vide or dated 14/05/2025 stayed the partition as well as the dispossession.

4. The Authority is of the view that the promoter should approach the Town and Country Planning Department for any change in the licensed land.

5. Adjourned to 01.10.2025.



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.

LA (Varsha)
Panchkula.