



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 24.06.2026.

Item No. 323.45

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

Promoter: Aravali Infratech Pvt. Ltd.

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

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

Temp ID: 1257-2023.

1. A letter dated 17.06.2025 has been received from Sh. Chitranjan Aggarwal seeking cancellation of Registration No. HRERA-PKL-PKL-460-2023 dated 01.06.2023.
2. The applicant submits that the promoter, Aravali Infratech Pvt. Ltd., is no longer the owner in possession of 22 Kanal 10 Marla, out of 28.327 acres situated in the revenue estate of Village Kot, Sector-1, Kot Behla Urban Complex, District Panchkula. He states that in ROR No. 220/2024, the Hon'ble Financial Commissioner, Haryana, vide order dated 14.05.2025, has stayed the partition of certain Khasra numbers. Consequently, Aravali Infratech Pvt. Ltd. cannot claim to be the full owner in possession of the said land, thereby rendering the above RERA registration as 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*



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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 order dated 14/05/2025 stayed the partition as well as the dispossession.

4. The matter was heard by the Authority on 16.07.2025, in Item No. 293.39, in which Authority observed that :

*"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."*

5. Vide reply dated 17.09.2025, the promoter had submitted that the above complaint was heard by the Financial Commissioner Haryana on 10-09-2025 and passed the following orders: -

*"Verbal arguments were heard from both sides. The respondent no. 03 argued for the stay to be vacated citing delay of approximately ten years in filling revision petition by the petitioner. It is observed that four months after obtaining stay, the petitioner has now sought permission to file correct addresses of respondents. In the interest of justice this request is granted.
Upon hearing the arguments of both parties, the interim stay granted on 14-05-2025 is hereby vacated. The matter is now adjourned to 01-10-2025"*

6. Further, he submitted that the complainant Sh. Chitranjan Aggarwal has also filed the complaint before the DTCP Haryana and hearing was granted for 12-09-2025. The company has attended the hearing before the W/DTCP on the 12-09-2025 and verbal orders were passed by the W/DTCP and announced that the complaint is dismissed. However, the hard copy of the order has not been received so far. Therefore, he requested to file the above said complaint and take further necessary action in the matter.

7. On 01.10.2025, Sh. Manoj Walia and Sh. Pramod Kumar Dubey, Authorised representatives for the promoter appeared and vide letter dated 25.09.2025 submitted a copy of orders dated 10.09.2025 passed by the Financial Commissioner, Haryana. After consideration, Authority directs the promoter to file the relevant documents regarding latest status of license qua the disputed land from DTCP. Sale/ purchase in the project be stopped immediately.

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In reference to the last order of the Authority dated 01.10.2025, the promoter vide letter dated 29.10.2025 submitted a copy of orders from DTCP dated 12.09.2025 regarding complaint received from Chitranjan Aggarwal & Sons HUF. The last para of the orders are reproduced as under:

"The matter has been heard and observed that Licence No. 45 of 2023 dated 01.03.2023 was granted in favour of Aravali Infratech Pvt. Ltd. for setting up of Affordable Residential Plotted Colony under DDJAY Policy- 2016 over an area measuring 28.3275 acres in Sector-14, KBUC, District Panchkula after considering the ownership of the licenced land vested with Aravali Infratech Pvt. Ltd. Further, as informed by DTP Panchkula, the stay order dated 14.05.2025 (in respect of Sanad Taksim dated 14.11.2014) has been vacated on 10.09.2025. As the matter is already being heard before Financial Commissioner, Revenue, therefore, no action is warranted at this stage at the level of the Department. These orders may be conveyed to all the concerned."

8. In continuation of the above letter, the promoter vide letter dated 06.11.2025 has requested for early hearing in the matter of Registration No. HRERA-PKL-440-2023 dated 01.06.2023 as per Letter Reference /item No. 293.39 dated 06.08.2025.
9. Vide letter dated 06.11.2025, the promoter has submitted that the Hon'ble Financial Commissioner, Haryana vide order dated 14.05.2025 has stayed the partition Ex- party.
10. Vide item No. 301.27 dated 24.10.2025, the Authority had directed the promoter to file the relevant documents regarding latest status of license qua the disputed land from DTCP. Sale/ purchase in the project be stopped immediately.
11. In reference to the above, the promoter has submitted that the direction of Authority to stop sale/ purchase in the project, creates a panic with existing customers and effects on their further sales and brand reputation.
12. On the last date of hearing, i.e., 12.11.2025, Sh. Rajesh and Sh. Manoj (Managers) appeared on behalf of the promoter and submitted that the matter is listed before FCR on 19.11.2026. After consideration, the Authority directed the promoter to first obtain the order of FCR and submit the same within one week. In the interim, the Authority directs stay on the unsold inventory on the disputed area.
13. The matter was last considered by the Authority on 04.02.2026 wherein the promoter was directed to obtain the order of FCR and submit the same within one week of uploading of these orders and the same was adjourned to 02.12.2026.
14. Thereafter, vide reply dated 03.04.2026, the promoter has informed that the case is pending (R.O.R No. 220 OF 2024-25) for disposal of complaint with Learned Financial Commissioner, Haryana at Chandigarh. They requested to update the status in website as the

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same is ruining their market value, and it's a matter of the reputation of the project, although we have created more than 400 third-party rights, and because of this, they all are facing mental and financial loss because the prices of the project are not appreciated as compared to other projects in the same area.

15. Vide another letter dated 14.05.2026, the promoter has requested for early hearing to dispose of the matter and vacate the stay on all inventory and clarification (for general public) on Rera portal. Since the Financial Commissioner, Haryana vide order dated 13-05-2026 has ordered "the petition is dismissed as withdrawn".

16. After consideration, the Authority is of the view that since the Financial Commissioner, Haryana vide order dated 13-05-2026 has ordered "the petition is dismissed as withdrawn". Ban on sale of unsold inventory is hereby lifted. **Disposed of.**

True copy



Secretary (Acting),
HRERA, Panchkula

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

LA - Shubham.
Shubham
23/7/26


23/7/26
STP


22/07

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