



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 15.05.2023.

Item No. 212.22

(xiv) **Promoter : Aravali Infratech Pvt. Ltd.**

Project : "Hill View Estate" - Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna – 2016) over an area measuring 28.3275 acres situated in the revenue estate of village Kot, Sector-14, Kot Behla Urban Complex, Panchkula.

Temp ID : RERA-PKL-1257-2023

Present: Adv. Rohan Gupta on behalf of promoters.

1. During the last hearing held on 08.05.2023, Authority had made the following observations:

- I. *Affidavit dated 26.04.2023 has been submitted wherein promoter has undertaken to comply with one of the conditions of Licence no. 45 of 2023 i.e., clause no. xxvi mentions "that you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plots". However, the current status of the access to be provided may be informed.*
- II. *Expenditure to be incurred in each quarter has not been provided in REP 1 Part-C.*
- III. *As per reply submitted by the promoter, the long term loan of Rs. 19.09 crores is related to interest free refundable unsecured loan introduced by shareholder for business purpose. However, this schedule is self-certified by the director and not signed/attested by CA.*


2. Today, during the course of hearing, Adv. Rohan Gupta on behalf of promoter has made the following submissions:



- i. Expenditure to be incurred in each quarter has been submitted which needs to be updated in REP 1 Part-C of the online application form.
 - ii. Undertaking dated 11.05.2023 has been submitted wherein promoter has undertaken to comply with one of the conditions of Licence no. 45 of 2023 i.e., clause no. xxvi mentions "that you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plots".
 - iii. The schedule of long term loan of Rs. 19.09 crores which is related to interest free refundable unsecured loan introduced by shareholder for business purpose signed and attested by CA has been submitted.
3. On examination, the Authority finds the application fit for registration subject to the following conditions:
- i. Promoter shall submit a copy of Demarcation Plan, Zoning Plan and Service Plans to the Authority immediately after their approval by Town and Country Planning Department.
 - ii. Promoter shall submit duly approved building plans of commercial pocket measuring 1.116 acres (4516.24 sq. mtrs.) to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
4. Disposed of. File be consigned to record room after issuance of Registration Certificate.



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.