



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 08.05.2023.

Item No. 211.12

(viii) 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 25.04.2023, Authority had made the following observations:

- i. In REP 1 Part-C, total land area of project is mentioned as 114879.95 sq. mtrs. i.e., 28.3875 acres, However in land utilization table, the total area is mentioned as 110363.706 sq. mtrs i.e. 27.2715 acres. Therefore, the above needs to be clarified.
- ii. 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". The current status of the access to be provided may be informed.
- iii. Estimated cost of internal services has not been provided in REP 1 Part-C.
- iv. Expenditure to be incurred in each quarter has not been provided in REP 1 Part-C.
- v. The company has long term borrowings of 19.09 crores on 31.03.2022. However, no schedule relating to long term borrowings has been enclosed.



- vi. *The promoter has submitted registration fee of Rs. 3,30,000/-whereas the total registration fee works out to be Rs. 6,90,270/- which is deficit by Rs. 3,60,270/-*
2. Vide reply dated 26.04.2023 and 04.05.2023, Promoter has made the following submissions:-
- Revised REP-1 Part C incorporating the commercial area of 4516.24 sq. mtrs. has been submitted.
 - Estimated cost of internal services in REP 1 Part-C has been submitted.
 - 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.
 - The promoter has submitted deficit registration fee of Rs. 3,60,270/-.
3. However, the following observations still remain:-
- 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.
 - Expenditure to be incurred in each quarter has not been provided in REP 1 Part-C.
 - 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.
4. Adjourned to 05.06.2023.



LA Parul
15/5/23

True copy

[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.