



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 09.07.2025.

Item No. 292.03

Consideration of the applications received by the Authority for Registration of New Projects.

(ii) Promoter: Aviana Grreen LLP.

Project: "North Avenue" an Affordable Residential plotted Colony (under DDJAY-2016) to be developed on land measuring 13.306 acres situated in the revenue estate of village Munda Khera, Sector-3, Badsa, Arogya Dham District Jhajjar.

Temp ID : 1684-2025.

Present: Sh. Ashok (Authorized Representative) along with Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "North Avenue" an Affordable Residential plotted Colony (under DDJAY-2016) to be developed on land measuring 13.306 acres situated in the revenue estate of village Munda Khera, Sector-3, Badsa, Arogya Dham District Jhajjar. License No. 49 of 2025 dated 04.04.2025 valid upto 03.04.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 02.07.2025:

- i. Non default certificate from a Chartered Accountant be submitted.
- ii. No. of licencees in the licence and the A-H form does not match.
- iii. No. of partners submitted in the LLP agreement and GST certificate does not match with the no. of partners submitted in the A-H form.
- iv. The promoter has made cross marking on the 1st page of the licence.



- v. Projected cash flow statement be submitted.
- vi. Balance sheet and ITR of the LLP for the year 2024-25 be submitted.
- vii. Legible copy of the collaboration Agreements be submitted. Pg No. 58,59,77,87,95,113,123,153,154,155,156 and 173 are not legible.
- viii. Certificate from the Chartered Accountant that A-H form is as per the Books/ Balance sheet of the applicant be submitted.
- ix. ITR of the partners for the last 3 years be submitted.
- x. The promoter shall submit an undertaking that who is authorised to execute the conveyance deed.
- xi. Payment plans submitted at Pg 187 and 217 are not in accordance to RERA act and rules.(75% of the proposed payment is proposed to be deposited within 6 months and development to be undertaken in seven years)
- xii. An affidavit stating that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted
- xiii. An affidavit stating that promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted;
- xiv. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- xv. Fee is deficit by Rs. 19,657/-
- xvi. Collaboration Agreements and GPA's of 15 licencees have been submitted whereas the total licencees are 31;
- xvii. An undertaking/ Joint undertaking be submitted as to how the promoter proposes to sell plots;
- xviii. Though the revenue entry of the licence has been made in the revenue record, however incorrectly mentioned in REP I(Part B);
- xix. Land utilization table REP I (Part C) is not in order;
- xx. Date of Approval of Building Plans ie 07.04.2025 incorrectly mentioned in REP I (Part C)
- xxi. Statutory approvals not correctly shown in REP I(Part E); Sr. No. 1 & 3;
- xxii. A joint undertaking allotting plots to all the landowner/ licencees and their acceptance be submitted;



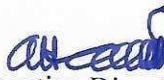
xxiii. A joint undertaking be submitted by the landowner/ licencees with regard to the commercial area to be developed in the Project.

3. Today the Authorized representative informed that they have submitted reply vide letter dated 07.07.2025 and 08.07.2025. However, on perusal of the documents enclosed it is observed that the observations mentioned at serial no. ii, iii & xxiii have still not been complied.

4. The representative requested for some more time to comply with the above observations. The Authority directed the promoter to submit the reply by 11th July, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.



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.

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