



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 24.12.2025.

Item No. 308.03

(iv) Promoter: ARSV AI Solutions Private Limited

Project: "106 AVENUE", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.05 acres situated in the revenue estate of Village Garhi Alawalpur, Sector 19, Dharuhera, District Rewari.

Temp ID: RERA-PKL-1848-2025.

Present: Sh. Harish Kumar (Authorized Representative) & Sh. Naresh (Authorized Representative) on behalf of the Promoter.

1. This application is for registration of the project namely; "106 AVENUE", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.05 acres situated in the revenue estate of Village Garhi Alawalpur, Sector 19, Dharuhera, District Rewari bearing Licence No. 130 of 2025 dated 28.07.2025 valid upto 27.07.2030 granted by Town and Country Planning Department for setting up an Affordable Residential Plotted Colony in favour of M/s ARSV AI Solutions Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 10.12.2025:

- i. Whether the entry of licence has been made in revenue records.
- ii. Payment plan is not in order.
- iii. PAN card & Aadhaar card of Sh. Harish Kumar (Authorized Representative) be submitted.
- iv. A copy of the Bilateral agreement LC-IV & LC-IVB executed with the DTCP be submitted.
- v. Last 3 years ITR and Balance Sheets of the company not submitted.
- vi. Net Worth certificate of company be submitted.



- vii. Registration fee is deficit by ₹27, 691/-.
- viii. Licence No. is wrongly mentioned in Form REP-I (Part B). Details of the commercial area approved in LoP are also not mentioned.
- ix. Form REP-II is not on the ₹100/- stamp paper.
- x. Language of Non-Default certificate is also not in order and also not in original.

3. The promoter on 19.12.2025 & 24.12.2025 has complied with all the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- 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.
- iv. Promoter shall submit a copy of the building plans approved in respect to commercial pockets measuring 0.267 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pockets.
- v. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter. The QR code should be affixed on the top right corner.
- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.



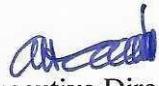
ix. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.

4. The office should made all necessary corrections required in REP I.

5. Disposed of. File be consigned to record room after issuance of registration certificate.

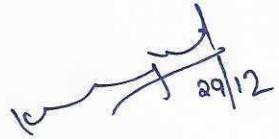


True copy


Executive Director,
HRERA, Panchkula

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

STP
(on leave)

LA-AKHIL
(on leave) 
29/12