



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.02.2026.

**Item No. 312.03**

(v) **Promoter:** Always Buildtech India Pvt. Ltd.

**Project:** "AARVISTA", a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 1.10 acres situated in the revenue estate of Village Budena, Sector-86, Faridabad.

**Temp ID:** RERA-PKL-1880-2025.

**Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of the project namely; "AARVISTA" a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 1.10 acres situated in the revenue estate of Village Budena, Sector-86, Faridabad for which license No. 24 of 2025 dated 13.03.2025 valid upto 12.03.2030 has been granted by Town and Country Planning Department, Haryana in favour of Always Buildtech India Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 29.01.2026:

- i. Authorization certificate which authorizes Mr. Anant Shandilya as Authorized person to file RERA Registration is not in order.
- ii. Agreement to sell is not in order.
- iii. CP- 55, 58, 182,183 & 201 are not stamped.
- iv. Payment plan is not in order. Serial No.4 is not readable.
- v. Cashflow statement is not in order. ( CP 93/94)
- vi. Networth certificate of Directors be submitted.
- vii. Details provided in REP-I Part H are contradictory to the list provided on CP-97.
- viii. Details of Unsecured borrowing be submitted. (CP-217)
- ix. Are Sh. Utkarsh Chaudhary & Sh. Harbeer Chaudhary directors of the company? Clarification regarding this be submitted. (CP-225)
- x. Allotment letter is not in order.
- xi. Agreement to sell is not in order.
- xii. LC IV A & LC IV B be submitted.



- xiii. PAN Card and Aadhaar Card of Sh. Hamvir be submitted.  
xiv. Whether the entry of licence has been made in revenue records or not.

3. The promoter vide reply dated 03.02.2026 and 04.02.2026 has complied with all the above observations. After consideration, the Authority finds 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 units/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating 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 the prior permission of the Authority.
  - ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
  - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - iv. 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.
  - v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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.
  - vi. 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.
  - 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.
4. The office is directed to update online Payment Plan and Rep-I Part H which have been submitted vide reply dated 02.02.2026.
5. File be consigned to record room after issuance of registration certificate.

Disposed of.



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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