



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 25.03.2026.

Item No. 316.03

(iv) **Promoter:** Advitya Residency LLP

Project: "Advitya Homes-2" an Affordable Group Housing Colony on additional area measuring 3.04375 acres having an FAR of 28979.169 sq mtrs. (27951.244 sq mtrs. residential and 1027.925 sq. mtrs. commercial) (in addition to license no. 127 of 2019) falling in the revenue estate of Village Sikri, Sector-143, Tehsil Ballabgarh, District Faridabad

Temp ID: RERA-PKL-1989-2026.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely: "Advitya Homes-2". License No. 53 of 2025 dated 17.04.2025 valid upto 16.04.2030 has been granted by Town and Country Planning Department, Haryana in favour of Advitya Residency I.I.P.

2. The application was examined and following observations were conveyed on 18.03.2026:

- i. The promoter should apply for FAR of the project instead of land area in acres.
- ii. Date of approval of building plans has not been mentioned in REP-I Part C.
- iii. Addresses of persons operating escrow account have not been mentioned.
- iv. As per LLP agreement, there are 7 partners however details of only 6 have been mentioned in REP-I Part A.
- v. Authority in favour of one of the partners of LLP to execute sale deeds/conveyance deeds have not been submitted.
- vi. Payment plan is not in order neither does it quantify the charges to be paid by the allottees at the time of possession.
- vii. Net worth certificate of Sh. Mukesh Kumar Agarwal has not been submitted.



- viii. Net worth certificate of Sh. Surendra Kumar Yadav has not been filed in original.
- ix. ITRs of all the partners of LLP have not been submitted.
- x. Projected cash inflows and outflows of the project be submitted.
- xi. Details of computation of registration fee reflecting the commercial area in present additional license be submitted.
- xii. Complete details of flats/apartments alongwith the unit numbers/unit area/carpet area be submitted.
- xiii. The promoter has neither paid the deficit fee of Rs. 3,16,503/- nor applied for further continuation of registration after 30.06.2024 in the agenda relating to the other project pending vide Temp Id 836-2024 (which was last listed on 04.02.2026). The same needs to be complied.
- xiv. Further, penalty of Rs 10,74,658/- imposed in Complaint No. 1787 of 2022 has also not been deposited (for not filing QPRs).
- xv. Though the date of start of construction is 01.04.2026. no quarterly expenditure has been shown for the year 2026 and 2027.
- xvi. Specifications of construction in REP-I Part II are not in order.

3. The promoter vide replies dated 20.03.2026 and 25.03.2026 has complied with the above observations except at serial no. vi and xiii above.

4. After consideration, the Authority decides to grant an opportunity to the promoter to comply with the above.

5. Adjourned to 01.04.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

all
3/4/26

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Shri Ram
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3/4/26