



**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 01.04.2026.

**Item No. 317.03**

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

**Project:** "Advitya Homes-2" an Affordable Group Housing Colony on additional land 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, Faridabad.

**Temp ID:** RERA-PKL-1989-2026

**Present:** Adv. Tarun Ranga 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 LLP.

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 ₹ 3,16,508/- 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 H 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. The Authority on the last date of hearing i.e., 25.03.2026 granted one more opportunity to the promoter to comply with the above.

5. During the course of hearing today, Adv. Tarun Ranga submitted a payment plan which was taken on record and requested that deficit fee of Rs 3,16,508 may be adjusted from the extension fee of Rs 4,37,000/- deposited on 20.03.2026 while applying for extension of project.

6. After consideration, 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 flats/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 revised 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 revised 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, RC number alongwith validity should 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 shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
  - viii. Sh. Rajesh Kumar, CRM Head of LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
  - ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
7. The office is directed to update REP-I (Part B, C, D & H) as per replies dated 20.03.2026 and 25.03.2026. Payment Plan be uploaded online on the web portal.
8. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

~~advised~~  
3/4/26

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