



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.05.2026.**

**Item No. 322.03**

- (iii) **Promoter:** HHC Realtors LLP.
- Project Name:** "107<sup>th</sup> Avenue" - a Residential Colony under NILP-2022 to be developed over an area measuring 12.10625 acres situated in the revenue estate of Village Badrola, Sector-107, Faridabad.
- Temp Id:** RERA-PKL-1985-2026.
- Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of a real estate project - "107<sup>th</sup> Avenue", a Residential Colony (under NILP-2022) to be developed over an area measuring 12.10625 acres bearing license no. 260 of 2025 dated 24.12.2025 valid upto 23.12.2030, situated in the revenue estate of Village Badrola, Sector-107, Faridabad granted in favour of HHC Realtors LLP.

2. The application was examined and following observations were conveyed to the promoter on 05.05.2026:

- i. MCA website shows loan of Rs. 50 Cr. Whether the charge is against the project land or not.
- ii. Non-default Certificate at CP/ 68 mentions there is mortgage/lien on project land. Whereas, the Promoter has declared in REP-II that the land is free from encumbrances.
- iii. Valuation Report of Immovable Property of the Partners of the LLP be submitted duly attested by the Valuer.
- iv. Cash Flow at CP/69 is not in order, it should mention cash inflow and outflow stages of development of the project.



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- v. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken and reasons for taking such loans be also submitted. PAN of such persons be also submitted.
- vi. Balance Sheet of the LLP for the year 24-25, 23-24 has been submitted. Promoter should submit balance sheets for the last 3 years.
- vii. ITR of the LLP for A.Y. 2025-2026 has been submitted. Promoter should submit ITRs for the last 3 years.
- viii. The Promoter should submit the engagement letter with the Architectural firm responsible for executing the project till the date of completion.

3. The promoter vide reply dated 11.05.2026 and 13.05.2026 has removed all the above-mentioned deficiencies. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

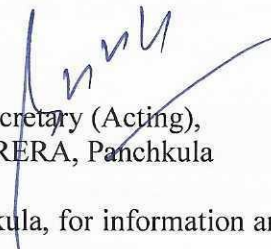
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 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 submit duly approved building plans in respect of commercial pocket measuring 0.274 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.
- 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.
- x. Sh. Harsh Kumar Khatter, one of the partners of the LLP shall
- sign and execute sale deeds/conveyance deeds on behalf of the
  - LLP.
- xi. That the said land has an encumbrance in favour of Aditya Birla Capital Limited amounting to Rs. 50 cr. The repayment of the said loan shall be from the 30% account. The Lender will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the plot is deposited by the allottee in the Master Collection Account). This condition should also be incorporated by the Promoter in the BBA.
4. The office is directed to update online revised REP-II as submitted vide reply dated 13.05.2026.
5. File be consigned to record room after issuance of registration certificate. **Disposed of.**




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.

LA-KaKul

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STP (away).  
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