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 28.10.2026.

Item No. 336.03

(ii)	**Promoter:**	**Pardos Affordable Housing Pvt. Ltd**
	Project Name:	**"AVENUE-7" a Commercial pocket (2221.51 sq. mtrs.) of an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 13.80625 acres situated in the revenue estate of village Malpura, Sector-07, Dharuhera, Rewari.**
	Temp Id:	**RERA-PKL-2181-2026.**
	Present:	**Sh. Rohan Gupta Adv. on behalf of promoter.**

1. This application is for registration of real estate project namely "AVENUE-7" a Commercial pocket (2221.51 sq. mtrs.) of an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 13.80625 acres situated in the revenue estate of village Malpura, Sector-07, Dharuhera, Rewari bearing bearing Licence no. 02 of 2020 dated 07.01.2020 valid upto 06.01.2025 granted in favour of Pardos Affordable Housing Pvt. Ltd. (earlier known as Mohali Affordable Housing Development Pvt. Ltd.). Completion certificate has been granted by the DTCP on 23.05.2023. The promoter earlier applied for registration of project which was examined and application was rejected under Section 5(1)(b)of RE(RD)Act,2016 on 10.09.2026 as promoter failed to comply with the deficiencies. Now the promoter has applied afresh.

2. The application was examined and it was observed that in payment plan it is not specially mentioned that "the promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RE(RD) Act, supply copy of Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottee, as the case may be". Therefore observation was conveyed on 13.10.2026:

3. The promoter has removed the deficiency vide letter dated 06.10.2026.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

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i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	8948652701
70% RERA Account	8948652718
30% Promoter/Free Account	8948652640
Bank Name & Address – Kotak Mahindra Bank Ltd., Connaught Place G-F 3A-3J, Ground Floor, Amba Deep, 14 Kasturba Gandhi Marg, New Delhi - 110001 IFSC Code KKBK0000172	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity 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.

iv. 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.

v. 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.

vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. 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.

viii. The registration fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

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

Haryana Real Estate Regulatory Authority
2963
Despatche No.
Date 2/11/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

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