HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.10.2026.

Item No. 334.03

(ix) **Promoter:** **Aarvik Buildcon Infra LLP**

Project Name: **"AARVIK GREENS" An Affordable Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 6.84375 Acres situated in the revenue estate of village Prithla, Sector-06, Prithla, District Palwal, Haryana.**

Temp Id: **RERA-PKL-2166-2026.**

Present: **Adv. Rohan Gupta through VC on behalf of the Promoter.**

1. This application is for registration of real estate project namely "AARVIK GREENS" An Affordable Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 6.84375 Acres situated in the revenue estate of village Prithla, Sector-06, Prithla, District Palwal, Haryana bearing License No. 151 of 2026 dated 28.07.2026 valid upto 27.07.2031 granted by Town and Country Planning Department, Haryana in favour of Aarvik Buildcon Infra LLP

2. The application was examined and following observations were conveyed to the promoter on 25.09.2026:

i. The Non-Default Certificate is not in order, as it fails to specifically disclose whether any loan, charge, mortgage or other financial encumbrance has been availed/created against the proposed project land. Also it is not signed by the Authorized Signatory.
ii. CA Certificate certifying Form Rep-I A to H is not in order as it does not certify whether the information in Form Rep-I A to H is correct or not. Also it does not contains the details of the Licence granted for the proposed project.
iii. Net worth Certificate of Sh. Arvind Kumar, Sh. Tarun Jain and Sh. Rohit Singla is not supported by valuation report of approved valuer.
iv. ITR of Sh. Arvind Kumar for year 2023-2024 not submitted.
v. Payment Plan is not in order.

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vi. Balance sheet of the LLP for last three years not submitted.
vii. Whether entry of Licence in the revenue records has been made or not.
viii. Registration Fee deficit of ₹78633.
ix. Certificate of Incorporation of LLP not submitted.
x. Estimated Cost of the project certified by CA not submitted.
xi. Letter of intent of Licence not submitted.
xii. Board Resolution as to who shall execute sale deed conveyance deed does not contains the details of the project and Licence No.
xiii. Board Resolution giving Authority to Mr. Tarun Jain does not contains the details of the project and Licence No.
xiv. As per MCA Site, the obligation of contribution is only 10,00,000/- which need to enhanced significantly.
xv. Authority letter is not signed by all the partners CP/193-194.
xvi. Architect and Engineer Engagement letter, their degree and incorporation certificate not submitted.
xvii. In Form Rep-I Part-B a figure 58.15 is given at point no 3 which requires clarification.
xviii. 2 Karam wide revenue Rasta passes through the site. Affidavit stating that the promoter will not block / encroach the revenue Rasta in future be submitted.
xix. Board Resolution giving Authorization to Mr. Tarun Jain signed by all the partners and the Mr. Tarun Jain not submitted.
xx. Board Resolution giving Authorization to Mr. Tarun Jain to sign and execute the sale deed/ conveyance deed signed by all the partners and Mr. Tarun Jain not submitted.
xxi. The date of completion mentioned in REP-II is 27.07.2031, whereas in Part-C of REP-I it is 31.07.2031. Both dates should be the same.
xxii. Net worth Certificate of Mr. Rohit Singla contains Investments in Real Estate Builders LLP which need clarification.

3. On 30.09.2026, Adv. Rohan Gupta appeared on behalf of the promoter and informed that the reply has been submitted in the Authority on **29.09.2026**. The Authority, after consideration, directed the office to examine the reply and place the same before the Authority on the next date of hearing. i.e. 07.10.2026

4. Vide reply dated 29.09.2026 and 06.10.2026, the promoter has complied with all the deficiencies mentioned above. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

i. The promoter has informed that following three bank accounts has 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% Master Collection Account	777705452421
70% Separate RERA Account	777705452422
30% Project Account (Misc.)	777705452423
Bank Name & Address- ICICI Bank Limited, sec-9 Branch, Faridabad IFSC Code- ICIC0000083	

Haryana Real Estate Regulatory Authority Panchkula

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None of the above mentioned 3 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. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

iv. Promoter shall 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 its validity 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.

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 allotttees individually or to the association of allottees as the case may be.

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 the promoter shall not sell any part of the commercial site measuring 0.2478 acres unless the building plans of the said site are approved and deficit fee paid, if any.

ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

x. Mr. Tarun Jain and/or Mr. Khemchand and/or Mr. Barham Prakash Goyal shall jointly or severally sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xi. The promoter shall submit copy of jamabandi showing entry of licence in the revenue records within a period of 30 days.

5. Payment Plan be uploaded on the web Portal of the Authority.

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

Haryana Real Estate Regulatory Authority
2701
Despatche No
Date 12/10/26
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.

CA--Shalla.
Shalla
13/10/26.

12/10

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