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 14.10.2026.

Item No. 335.03

(iii)	**Promoter:**	**Aravali Infratech Private Limited**
	Project Name:	**"Hill View Estate-Floors" floors measuring 6022.0867 sq. mtrs. falling in the registered project namely "Hill View Estate", an Affordable residential plotted colony under DDJAY-2016 on land measuring 28.3275 acres situated in the revenue estate of Village Kot, Sector-14, Kot Behla Urban Complex, District Panchkula.**
	Temp Id:	**RERA-PKL-2184-2026.**
	Present:	**Adv. Rohan Gupta on behalf of the promoter.**

1. This application is for registration of project namely "Hill View Estate-Floors" for which License No. 45 of 2023 dated 01.03.2023 valid upto 29.02.2028 for an area measuring 28.3275 acres has been granted in favour of Aravali Infratech Private Limited. The project has been registered by the Authority vide Registration no. HRERA-PKL-PKL-460-2023 dated 01.06.2023 valid upto 01.03.2030. Now, the promoter has proposed to register floors on 11 plots (i.e., 172 to 177, 201, 202, 402, 490, 491) and villas on 3 plots (i.e., 12A, 17, 18).

2. The promoter had earlier applied vide Temp Id 2129-2026 and following deficiencies were conveyed to the promoter on 07.08.2026: -

i. The application for registration of floors is not clear. It should be clarified on how many plots the promoter is constructing floors/villas, total FAR to be registered and mark the plots on a separate layout plan.
ii. Figures of permissible and proposed FAR has not been mentioned in Part B. Deficit fee, if any could be conveyed accordingly.
iii. Legible copies of service plans be submitted.
iv. Bank certificate indicating the three account numbers (i.e . 100%, 70% and 30%) should indicate the license no. and proposed plots (which should be separate from the plotted colony).

v. No default certificate at CP-181 should mention the complete project details and area.
vi. Valuation reports have not been mentioned on net worth certificates of directors.
vii. Net worth certificate of company has not been submitted.
viii. Payment plan at CP-339 is not in order.
ix. REP-I Part G is incomplete.
x. Specification of construction in Part H should be brand specific.
xi. The promoter should explain as to why the application for registration of floors has been filed as an ongoing project.
xii. List of plots mortgaged with DTCP Haryana be submitted.
xiii. Projected cash inflows and outflows of the project be submitted.
xiv. Architect/Engineer engagement letters till completion of the project be submitted alongwith their experience, qualifications and complete profile.
xv. NOC from neighbors be submitted.
xvi. Affidavit that the said plots (on which floors are proposed to be constructed) have not been sold till date.
xvii. The table showing-plot nos./permissible FAR/proposed FAR/no. of storeys to be constructed be submitted.
xviii. Whether any ban exists on the construction of four storey apartments as on date- the same be submitted by way of an affidavit.

3. Vide reply dated 11.08.2026, the deficiencies mentioned above were complied by the promoter except at serial no ii, iii, iv, vi, viii, ix, x, xiv, xv and xviii.

4. As regards xviii, the Authority on 12.08.2026 observed that as per interim order dated 02.04.2026 issued by Hon'ble High Court in CWP-PIL No. 212 of 2024 titled as "Sunil Singh vs. State of Haryana and another", there is a stay on construction of S+4 floors on residential plots. The promoter was directed to comply with the remaining observations before 26.08.2026.

5. Vide reply dated 25.08.2026, the promoter had complied with the observations mentioned at Serial no. ii, iv, ix, x and xiv. As regards ban on the construction of four storey apartments, the promoter had reiterated that no ban exists on the construction of four storey apartments as on date in respect to the project Hill View Estate Floors as the building plans have been approved by the Architect under Self Certification much prior to the stay order dated 02.04.2026 passed by the Hon'ble High Court of Punjab and Haryana in the matter titled as Sunil Singh vs State of Haryana bearing CWP - PIL no. 212 of 2024. Further, the relevant operative paragraph is only applicable in respect to the future sanctioning of the construction of floors and is not applicable to the approved floors which were sanctioned prior to the passing of the order dated 02.04.2026. The relevant operative para of the order dated 02.04.2026 reads as under: -

"12. Since, the arguments are taking long time to conclude for reasons attributed to the counsel for the rival parties, is deemed appropriate by this Court, at this stage,

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without commenting on the validity of the impugned order notification dated 02.07.2024 (Annexure P-6) passed by the Additional Chief Secretary, Government of Haryana, Town and Country Planning Department, Haryana, 10 restrain the State from going ahead with the stilt + 4 floor Policy for the residential plots and to stay the effect and operation of the impugned order notification (Annexure P-6) for the time being, till the next date of hearing."

Further vide order dated 27.04.2026, the Hon'ble High Court had stated as follows:-

"The interim order was passed after conducting a spot inspection of a particular area of Gurugram, especially in Sector 28, DLF, Phase-I, Gurugram, therefore we would like to clarify that the order dated 02.04.2026, relates exclusively to the District of Gurugram and not to any other districts of State of Haryana. However, the impugned order dated 02.07.2024 (vide Annexure P-6), which relates to all the districts of the State of Haryana shall remain subject to the final outcome of this petition. We also clarify that interim orders are always prospective in nature."

Therefore, the promoter mentioned that the order dated 02.04.2026 is only applicable in respect to the District Gurugram and the said order is prospective in nature. Therefore, since, the approvals for carrying out the construction of floors is granted to the promoter much prior to the order dated 02.04.2026 therefore there is no ban on the construction of floors. Further, the promoter requested that the Authority had granted the RERA registration for construction of floors to the promoter M/s True Villas Developers Private Limited vide registration no. HRERA-PKL-JJR-945-2026 on 20.07.2026, after passing of the said order dated 02.04.2026 and therefore, he submitted that the registration of their project may also be granted at the earliest. The copy of the registration granted to M/s True Villas Developers Private Limited is also annexed by the promoter.

6. The Authority on 26.08.2026 granted another opportunity to the applicant promoter to submit reply to the observations mentioned at serial no. iii, vi, viii, and xv by 27.08.2026 so that a decision by circulation could be taken within the stipulated time failing which the said application will be rejected.

7. The promoter reply dated 27.08.2026 had complied with the above observations except at serial no. viii and xv since quantum of all other charges to be paid by the allottee till the grant of possession have not been mentioned in the payment plan and NOCs from neighbors have not been submitted.

8. Since the deficiencies mentioned above were not complied therefore the application filed by the promoter vide Temp Id 2129-2026 was rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application.

9. The promoter has applied afresh on 29.09.2026 vide Temp Id-2184-2026 alongwith 5% fee amounting to Rs. 3,012/- as processing charges vide which reply to the above

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deficiencies have been submitted and payment plan and NOCs from Neighbours have been submitted.

10. After consideration, the Authority found 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% Collection Account	777705841626
70% RERA Account	777705841627
30% Promoter/Free Account	777705841628
Bank Name & Address - ICICI Bank Limited, UGF, SCF No. 140, Sector 37, Shopping Center, Faridabad, Haryana-121003 IFSC Code- ICIC0008416	

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. 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.

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.

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

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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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