



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

### CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted license no. 49 of 2025 dated 04.04.2025 valid upto 03.04.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY-2016) to be developed on land measuring 13.306 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "North Avenue" situated in the revenue estate of village Munda Khera, Sector-3, Badsa, Arogya Dham District Jhajjar vide

**Registration No. HRERA-PKL-JJR-740-2025**

**Dated: 30.07.2025**

2. Promoter of the project is Aviana Grreen LLP, having its registered office at SF-15 Second Floor, MGF Mega City, DLF QE, Gurugram, Haryana-122002 registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN ACG-5662 and PAN No. ACFFA3926J. However, the licencees are Sh. Yakshwinder Singh,

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Sh. Raghwinder Singh, Sh. Manish, Sh. Hoshiyar Singh, Sh. Manoj Kumar, Sh. Karan, Sh. Samir, Sh. Sahil, Sh. Jai Kishan, Sh. Raj Kumar, Sh. Ajit, Sh. Sunil, Sh. Yogesh, Sh. Dinesh, Sh. Anand, Sh. Phool Kavar, Sh. Ram Kavar, Sh. Sandeep, Sh. Dayanand & Sh. Krishan.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.



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- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plot.
- ix) the said project shall be completed by 03.04.2032. However, the registration shall be co-terminus with the license granted by DTCP, Haryana.

### **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) 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. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration

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agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

III. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

1. Sh. Anand, Sh. Sandeep & Sh. Dayanand.

Name of Landowner	Sr. No	Plot No.	Area (in sqm)
Shri Anand	1	172	126.93
Shri Sandeep	2	173	126.93
Shri Dayanand	3	174	126.93
	4	175	126.93
	5	176	126.93
	6	179	109.82
	7	180	109.82
	8	181	109.82
	9	182	141.93
	10	183	141.93
	11	184C	141.93
	12	185C	141.93
	13	186	141.93
	14	188	114.62
<b>Total Area</b>			<b>1,788.39</b>

2. Sh. Krishan

Name of Landowner	Sr. No	Plot No.	Area (in sqm)
Shri Krishan	1	14	118.11
	2	15	118.11
	3	79	133.77
	4	80	133.77
	5	81	133.77
	6	82	133.77
	7	83	133.77

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	8	94	133.77
	9	95	133.77
	10	96	133.77
	11	97	133.77
	12	98	133.77
	13	100C	142.61
	14	101	142.61
	15	102	142.61
	16	103	142.61
	17	104	142.61
	18	105	142.61
	19	111C	124.21
	20	112	124.21
	21	113	124.21
	22	116	142.61
	23	118	142.61
	24	120	142.61
	25	121C	142.61
<b>Total Area</b>			<b>3,372.56</b>

### 3. Sh. Manish Kumar & Sh. Hoshiyar Singh

Name of Landowners	Sr. No	Plot No.	Area (in sqm)
Shri Manish Kumar	1	1A	122.44
Shri Hoshiyar Singh	2	12A	118.11
	3	13A	118.11
	4	24A	125.08
	5	25A	125.08
	6	47C	133.47
	7	48C	133.47
	8	68	54.02
	9	169	126.93
<b>Total Area</b>			<b>1,056.71</b>

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### 4. Sh. Phool Kumar

Name of Landowner	Sr. No	Plot No.	Area (in sqm)
Shri Phool Kumar	1	50	133.47
	2	51	133.47
	3	52	133.47
	4	53	133.47
	5	54	133.47
	6	63	54.02
	7	65C	54.02
	8	67	54.02
	9	69C	54.02
	10	73C	115.84
Total Area			999.25

### 5. Sh. Ram Kumar

Name of Landowner	Sr. No	Plot No.	Area (in sqm)
Shri Ram Kumar	1	35C	98.53
	2	36C	98.53
	3	49	133.47
	4	61C	132.38
	5	04	54.02
	6	66C	54.02
	7	117	142.61
	8	119	142.61
	9	129C	126.93
Total Area			983.08

### 6. Sh. Yakshwinder Singh & Sh. Raghwinder Singh

Name of Landowners	Sr. No	Plot No.	Area (in Sqm)
Shri Yakshwinder Singh	1	55C	132.38
Shri Raghwinder Singh	2	56	132.38
	3	57	132.38



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	4	58	132.38
	5	59	132.38
	6	60	132.38
	7	62C	54.02
	8	189	114.62
	9	190C	114.62
<b>Total Area</b>			<b>1,077.52</b>

7. Sh. Manoj Kumar, Sh. Karan Singh, Sh. Sameer Phalaswal, Sh. Sahil Phalaswal, Sh. Jai Kishan, Sh. Raj Kumar, Sh. Ajit Kumar, Sh. Sunil Kumar, Sh. Yogesh Kumar & Sh. Dinesh Kumar.

Name of Landowners	Sr. No	Plot No.	Area (in sqm)
Sh. Manoj Kumar	1	128C	126.93
Sh. Karan Singh	2	142C	126.93
Sh. Sameer Phalaswal	3	143C	126.93
Sh. Sahil Phalaswal	4	151	126.93
Sh. Jai Kishan	5	152	126.93
Sh. Raj Kumar	6	153	126.93
Sh. Ajit Kumar	7	154	126.93
Sh. Sunil Kumar	8	155	126.93
Sh. Yogesh Kumar	9	156C	126.93
Sh. Dinesh Kumar	10	157C	126.93
	11	158	126.93
	12	159	126.93
	13	160	126.93
	14	161	126.93
	15	162	126.93
	16	165	126.93
	17	166	126.93
	18	167	126.93
	19	168	126.93
<b>Total Area</b>			<b>2,411.71</b>

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

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- IV. 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.
- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. 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.
- IX. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration





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agreement without the prior consent of DTCP Haryana and RERA.

- X. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 2030.40 Sq. Mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- XI. 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.
- XII. Sh. Aditya, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



Chander Shekhar  
Member



Dr. Geeta Rathee Singh  
Member



Nadim Akhtar  
Member



Parneet S Sachdev  
Chairman