HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning had granted license no. 45 of 2023 dated 01.03.2023 valid upto 29.02.2028 for setting up of an Affordable residential plotted colony (under DDJAY-2016) over an area measuring 28.3275 Acres in favour of Aravali Infratech Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula had registered the said project vide registration no. HRERA-PKL-PKL-460-2023 dated 01.06.2023 valid upto 01.03.2030. Now, the promoter has requested for construction of floors on 11 plots (i.e., 172 to 177, 201, 202, 402, 490, 491) and villas on 3 plots (i.e., 12A, 17, 18) namely "Hill View Estate-Floors" measuring 6022.0867 sq. mtrs. within the said registered area situated in the revenue estate of Village Kot, Sector-14, Kot Behla Urban Complex, District Panchkula vide

Registration No. HRERA-PKL-PKL-1006-2026 Dated: 23.10.2026

2. Promoter of the project is Aravali Infratech Private Limited, having its registered office at 52, Sector 21B, Faridabad, Haryana 121001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45200HR2011PTC043626 having PAN No AAJCA7179C.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in .

2. 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) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to villas/apartments sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report of expenditure from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of Villas/apartments.

ix) the said project shall be completed by 31.03.2030.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

Aravali Infratech Private Limited

Hill View Estate-Floors

Revised- Payment Plan Schedule

Construction Linked Plan I

S. No.	Stage of Instalments	Percentage wise Instalment	Total Consideration Amount / Receivables (INR)
1	On Booking	10%	
2	Within 30 Days of Booking	Allotment & Execution of BBA	
3	On Commencement of Construction	10%	
4	On Completion of Second floor Roof	10%	
5	On Completion of Fourth Floor Roof	10%	
6	On Completion of Plumbing & Electrical Works	20%	
7	On Completion of Internal Finishes	20%	
8	On Offer of Possession	10%	
9	On Possession	10%	
	Total Payable Consideration	100%	

*Maintenance Charges@10/- per Sq.Yrd & IFMS Security@200/- per Sq.Yrd

For ARAVALI INFRATECH PVT. LTD.

Authorised Signatory