



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "Saras City" to be developed on land measuring 10.3125 acres falling in the revenue estate of Village Bidsunarwal, Sector-21, Jhajjar vide,

Registration No. HRERA-PKL-JJR-323-2022

Dated: 01.07.2022

1. Promoter of the project is ADM Developers, having its registered office at Second Floor, House No. 559-SP, Sector 39 Urban Estate, Gurugram, Haryana, 122001. Promoter is a Partnership Firm (having three partners – Sh. Anand P. Sachdeva, Sh. Deepak Gahlot and Sh. Yiyashu Maheshwari) having PAN No ABRFA5494L.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. 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 .
3. 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 plot sold/booked and expenditure made in the project.
 - 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

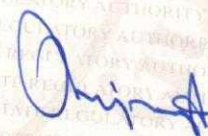
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) complete the project by 18.01.2027.

Special Conditions:

- (i) That promoter has submitted layout plan of the colony duly approved by Town & Country Planning department, however, demarcation plan, zoning plan, service plan estimates and environmental clearances have not been submitted. The same shall be submitted immediately upon their receipt from the department concerned.
- (ii) That promoter shall get the building plans approved in respect of commercial pocket on land measuring 0.407 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.
- (iii) That the landowners cannot sell their plots to any third party till the possession of plots is given to them. Further, possession of plots will be handed over to land owners only after obtaining completion certificate from the Department. The number of plots falling into the share of land owners which cannot be put up for sale by the promoters are shown in the table below:-

S. No.	Landowner(s)	Plot belonging to landowners.	Total
1	Raghav Maheshwari	19, 39, 52, 55, 61, 95, 119, 130, 142, 163, 170.	11
2	Uma Maheshwari	54, 101, 102, 141.	04
3	Seema Singla	23, 36, 38, 53, 64, 65, 96, 120, 121, 128, 129, 143.	12


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman