



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential plotted colony (under DDJAY) namely "Saras City" to be developed on land measuring 5.756 acres situated in the revenue estate of Village Bidsunarwala, Sector 21, Jhajjar vide

Registration No. HRERA-PKL-JJR-695-2025

Dated: 19.05.2025

2. Promoter of the project is ADM Developers, having its registered office at Plot No. 559, 2nd Floor, Sector 39, Gurugram-122001 Haryana. Promoter is a Partnership Firm (having three partners i.e. – Mr. Anand Parkash Sachdeva, Mr. Deepak Gahlot and Mr. Yiyashu Maheshwari) having PAN No ABRFA5494L. However, the licencees are Sh. Yiyashu Maheshwari, Sh. Anand P. Sachdeva, Smt. Rekha Gahlot, Sh. Deepak Gahlot, Sh. Jasbir Singh, Sh. Niranjan Kumar & ADM Developers.

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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.haryanarerarera.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.
 - 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.

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- 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 plots.
- ix) the said project shall be completed by 27.11.2029. 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 RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is 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% 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 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.

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

i. Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot	Total Plots	Total Area (In Sqm)
Mr. Anand Parkash Sachdeva	H	247	141.024	1	141.024
	H	256	141.024	1	141.024
	H	257	141.024	1	141.024
	H	258	141.024	1	141.024
			Total	4 Plots	564.096 Sqm

ii. Smt. Rekha Gahlot, Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Smt. Rekha Gahlot	Q	190	124.542.	1	124.542.
	P	196	118.962	1	118.962
	N	199	137.028	1	137.028
	R	208	125.568	1	125.568
	R	209	125.568	1	125.568
	M	214	148.637	1	148.637
	M	215	148.637	1	148.637
	H	237	141.024	1	141.024
	H	242	141.024	1	141.024
	H	243	141.024	1	141.024
	H	244	141.024	1	141.024
	H	254	141.024	1	141.024
	H	259	141.024	1	141.024
	H	260	141.024	1	141.024



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	H	261	141.024	1	141.024
	J2	285	125.012	1	132.012
			Total	16 Plot	2189.148 Sqm.
Mr. Anand Parkash Sachdeva	K	233	144.216	1	144.216
	K	234	144.216	1	144.216
	K	235	144.216	1	144.216
	K	236	144.216	1	144.216
	H	240	141.024	1	141.024
	H	263	141.024	1	141.024
	H	246	141.024	1	141.024
			Total	7 Plots	999.936Sqm
			Grand Total	23 Plots	3189.084Sqm

iii. Mr. Yiyashu Maheshwari, Mr. Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Mr. Yiyashu Maheshwari	Q	191	124.542	1	124.542
	P	198	118.962	1	118.962
	N	200	137.028	1	137.028
	R	206	125.568	1	125.568
	R	207	125.568	1	125.568
	R	210	125.568	1	125.568
	M	217	148.637	1	148.637
	M	218	148.637	1	148.637
	M	225	148.637	1	148.637
	M	226	148.637	1	148.637
	L	228	140.828	1	140.828



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	L	230	140.828	1	140.828
	L	231	140.828	1	140.828
	H	250	141.024	1	141.024
	H	251	141.024	1	141.024
	H	252	141.024	1	141.024
	H	253	141.024	1	141.024
	J	271	126.000	1	126.000
	J2	289	132.012	1	132.012
	J2	294	132.012	1	132.012
	J2	295	132.012	1	132.012
			Total	21 Plots	2860.401 Sqm
Mr. Anand Parkash Sachdeva	Q	192	124.542	1	124.542
	Q	193	124.542	1	124.542
	Q	194	124.542	1	124.542
	R	211	125.568	1	125.568
	R	212	125.568	1	125.568
	M	220	148.637	1	148.637
	M	221	148.637	1	148.637
	M	222	148.637	1	148.637
	M	223	148.637	1	148.637
	M	224	148.637	1	148.637
	K	232	144.216	1	144.216
			Total	11 Plots	1512.163 Sqm
			Grand Total	32 Plots	4372.564 Sqm



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iv. Deepak Gahlot

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot(in Sqm.)	Total Plots	Total Area (In Sqm)
Mr. Deepak Gahlot	P	197	118.962	1	118.962
	N	201	137.028	1	137.028
	R	204	125.568	1	125.568
	R	205	125.568	1	125.568
	M	216	148.637	1	148.637
	M	219	148.637	1	148.637
	L	229	140.828	1	140.828
	H	238	141.024	1	141.024
	H	239	141.024	1	141.024
	H	248	141.024	1	141.024
	H	255	141.024	1	141.024
	H	264	141.024	1	141.024
	H	265	141.024	1	141.024
	H	266	141.024	1	141.024
	J2	296	132.012	1	132.012
	J2	297	132.012	1	132.012
			Total	16 Plots	2196.421 Sqm

v. Mr. Jasbir Singh, Mr. Niranjan Kumar

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Mr. Jasbir Singh	Q	188	124.542	1	124.542
	Q	189	124.542	1	124.542
	R	213	125.568	1	125.568
	J2	290	132.012	1	132.012
	J2	291	132.012	1	132.012
	J2	292	132.012	1	132.012
			Total	6 Plots	770.688 Sqm.
Mr. Niranjan Kumar	P	195	118.962	1	118.962
	L	227	140.828	1	140.828
	J	267	126.000	1	126.000
	J	268	126.000	1	126.000
			Total	4 Plots	511.790 Sqm
			Grand Total	10 Plots	1282.478 Sqm



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

- 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. The following plots mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

Area Under Mortgage of Plots			
Plot Category	Area in Sq. Mt(Each Plot)	No. of Plots	Total Area (in Sq Mt)
H(246-257)	141.024	12	1692.290
K(232-235)	144.216	4	576.864
	Total	16	2269.154

- IX. 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



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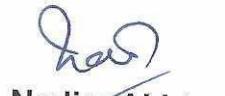
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grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

- X. 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 agreement without the prior consent of DTCP Haryana and RERA.
- 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. Yiyashu Maheshwari, designated partner shall sign and execute sale deeds/ conveyance deeds on behalf of the partnership firm.



Chander Shekhar
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman