



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-SNP-559-2024 dated 19.03.2024
valid upto 22.10.2028

Project: "Mahadev Industrial Township" an Industrial plotted colony on additional land measuring 12.11 acres (in addition to license no. 218 of 2023 dated 23.10.2023 granted for an area measuring 13.312 acres) situated in the revenue estate of Village Jharoth, Tehsil Kharkhauda, District Sonipat.

Promoter: Mahadev United Infrastructure Pvt. Ltd., Plot No. 448.11, Kh. No. 143/448/11, Ground Floor, Lal Dora Village, North West, Kanjhawala, Delhi, 110081.
CIN U70100DL2022PTC399957

The request of the promoter for registration of additional licensed area measuring 12.11 acres was placed before the Authority in its meeting held on 24.09.2025 vide Item No 300.03 (vii) wherein the Authority decided to grant registration for the additional area measuring 12.11 acres to the promoter. Revised Form A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are imposed: -

- i. Promoter shall submit a copy of revised service plans/estimates of the total colony (25.422 acres) to the Authority within two weeks after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.847 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. 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
- iv. 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.

W

HARYANA REAL ESTATE REGULATORY AUTHORITY

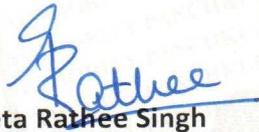
PANCHKULA

v. 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 including one in Hindi 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 prior permission of the Authority.

vi. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

vii. That plot nos. 63 to 69 (total measuring 3425.267 sq mtrs.) and commercial site measuring 3428.016 sq mtrs. falling under 11 KV HT line shall not be sold till shifting of HT line and shall be kept frozen until defrosted by DTCP, Haryana and RERA Panchkula.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-SNP-559-2024 dated 19.03.2024 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.



Dr. Geeta Rathi Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman

This Form is manually filled for Supplementary Registration of the Project.

**HRERA
Panchkula**

Temp Project Id : RERA-PKL-PROJ-
Submission Date :
Applicant Type : Company
Project Type: NEW

FORM REP-I

Part - A

1. Name and
registered
address of the
company

MAHADEV UNITED
INFRASTRUCTURE
PVT.LTD.

(Annex a copy in Folder A)

PLOT NO. 448/11, KH.
NO.143/448/11, GROUND
FLOOR, LAL DORA
VILLAGE KANJHAWALA
NORTH WEST DELHI- 110081

Phone(Landline)

Phone(Mobile)

9991309007 (Number
Shared by Promoter in Public)

Email ID

mahadevuipl@gmail.com

Website

Pan No.
(Annex a copy in
Folder A)

XXXX750R

CIN No.
(Annex a copy in
Folder A)

U70100DL2022PTC399957

2. Managing
Director/HOD/C
EO:

Name : VIRENDER SINGH DABAS

Residential Address : H No. 131 Main Kanjwala Road
Udan Pana North West Delhi-110081

For Mahadev United Infrastructure Private Limited


Authorised Signatory



Phone (landline)

Phone (Mobile) 9991309007 (Number Shared by Promoter in Public)

Email ID mahadevuipl@gmail.com

PAN No. XXXX861G
(Annex a copy in Folder A)

3. Director 1:

Name : ANAND JAIN

Residential Address : BK-97 WEST SHALIMAR BAGH
NORTH WEST DELHI-110088

Phone (landline)

Phone (Mobile) 9991309007 (Number Shared by Promoter in Public)

Email ID mahadevuipl@gmail.com

PAN No. XXXX681J
(Annex a copy in Folder A)



4. Director 2:

Name : KAMAL SEHRAWAT

Residential Address : B-801 New Cosmopolitan
Apartment Plot No 33 Dwarka Sec 10 Delhi-110075

Phone (landline)

Phone (Mobile) 9991309007 (Number Shared by Promoter in Public)

Email ID mahadevuipl@gmail.com

PAN No. XXXX212E
(Annex a copy in Folder A)



5. Director 3:

Name : MANISH KUMAR JAIN

Residential Address : H. No. 94 Veer nagar Jain
Colony Malka Ganj Delhi-110007

For Mahadev United Infrastructure Private Limited

Authorised Signatory



Phone (landline)

Phone (Mobile) 9991309007 (Number Shared by Promoter in Public)

Email ID mahadevuipl@gmail.com

PAN No. XXXX301P
(Annex a copy in Folder A)

6. Authorised representative for correspondence with Authority:

Name : RAJVIR SINGH DAHIYA

Residential Address : House No. 268 SS House Model Town Near Haryana High School Sonipat

Phone (landline)

Phone (Mobile) 9991309007 (Number Shared by Promoter in Public)

Email ID mahadevuipl@gmail.com

PAN No. XXXX835C
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Mahadev United Infrastructure Private Limited

Authorised Signatory

Signature of the Applicant/ authorised representative

Stamp _____

Date _____

FORM REP-I

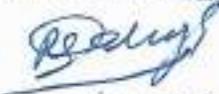
Part - A

Location and Address of the project:

1. Name of the project	MAHADEV INDUSTRIALTOWNSHIP (MIT)
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE ANADPUR AND JHAROTH TEHSIL KHARKAHUDA
Tehsil	SONIPAT
District	SONIPAT
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9205947120 (Number Shared by Promoter in Public)
Email	mahadevuipl@gmail.com
4. Contact person at the site office:	
Name	VIVEK DABAS
Phone(Landline)	
Phone(Mobile)	9205947120 (Number Shared by Promoter in Public)
Email	mahadevuipl@gmail.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Mahadev United Infrastructure Private Limited


Authorized Signatory

9/18/25, 6:56 PM

For Mahadev United Infrastructure Private Limited



Authorized Signatory

**Signature of the
Applicant / Authorised
Representative**
Stamp _____
Date _____

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

Industrial Area=

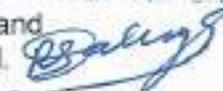
Commercial Area=

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	222096	28-08-2025	559000	UNION BANK	HRERA Panchkula
2	142656	12-12-2023	539000	UNION BANK OF INDIA, NEW DELHI	HRERA Panchkula

For Mahadev United Infrastructure Private Limited

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.


Authorized Signatory

Signature of the Applicant

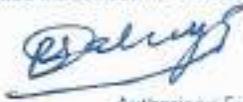
Mobile no. _____

Email ID _____

FORM REP-I**Part - B****Information relating to the project land and license:**

- | | |
|--|---|
| 1. Land area of the project | 25.425 (Acre) |
| 2. Permissible FAR | 1.0 for Plotted |
| 3. FAR proposed to be utilized in the project | 1.0 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 25.425 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B) | License No. 76 of 2025 dt 26.05.2025 (Valid 25.05.2030) & License No. 218 of 2023 dt 23.10.2023 (Valid upto 22.10.2028) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | |
| 7. If the answer to the above is 'No' | |
| i. In what legal capacity the applicant is applying for registration
<small>Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)</small> | Annexure-B- THROUGH COLLABORATION AGREEMENT AND POWER OF ATTORNEY. |
| ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney; | Yes |
| iii. Was the agreement/Power of Attorney made before or after grant of licence. (State facts in brief or Annex in folder B) | Yes |
| iv. Are agreements and Power of Attorney registered with the Registrar | Yes |
| v. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B) | Details submitted in File. |
| vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership (Annex details in folder B) | Yes. |
| vi. Will applicant himself be marketing the project (Provide details in folder B) | |

For Mahadev United Infrastructure Private Limited



Authorized Signatory

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Mahadev Limited Infrastructure Private Limited



Signature of the Applicant / Authorised Signatory
Authorised Representative

Stamp

Date

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	3147.66 Lakhs
i. Cost of the land (if included in the estimated cost)	1014.7775 Lakhs
ii. Estimated cost of construction of apartments	0.00 Lakhs
iii. Estimated cost of infrastructure and other structures	2034.00 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	98.8825 Lakhs

2. The total land of the project measuring **25.425 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	14.40579
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	10.1721
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.8280
6	GREEN BELTS	0

For Mahadev United Infrastructure Projects Limited



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7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0.00
13	COMMERCIAL	0.8471
	Total	25.425

For Mahadev United Infrastructure Private Limited


Authorized Signatory

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	SELF	No
WATER SUPPLY	SELF	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	SELF	No
STORM WATER DRAINAGE	SELF	No

For Mahadev United Infrastructure Private Limited

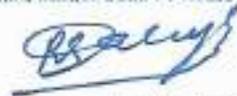


Authorised Signatory

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	532.68	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	279.96	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	250.89	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	492.00	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	271.23	AS PER PROJECT REPORT
6	STREET LIGHTING	115.23	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	92.01	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED

For Mahadev United Infrastructure Private Limited



Authorized Signatory

14	ANY OTHER	0	YET TO BE PREPARED
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5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

27-05-2025
(date)

6. Date of approval of Building Plans

NA (date)

For Mahadev United Infrastructure Private Limited



Authorized Signatory

7. New projects:

- i) Likely date of starting the construction work 15-12-2023
- ii) Likely date of completing the project 22-10-2028
- iii) Sizes of the plots to be offered in the project

Sr. No	Plot Area(In Square Meter)	Number of plots in the project
1	984.43	1
2	675.336	7
3	661.254	1
4	926.376	1
5	920.019	2
6	920.182	1
7	926.871	1
8	543.667	6
9	447.847	1
10	376.657	6
11	447.847	1
12	543.667	5
13	687.958	1
14	378.350	1
15	460.439	16
16	378.350	1
17	1252.887	1
18	1111.432	1
19	725.778	1
20	632.159	1
21	451.038	1
22	681.119	1
23	660.814	1
24	413.670	8
25	751.032	1

For Mahadev United Infrastructure Private Limited



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26	605.885	1
27	566.461	1
28	372.996	8
29	278.604	4
30	203.129	1
31	231.971	1
32	421.021	7
33	421.873	14
34	961.369	1
35	818.735	1
36	676.131	1
37	517.689	1
38	342.804	1
39	553.891	1
40	454.112	1
41	355.899	1
42	257.685	1
43	372.664	4
44	981.910	1
45	675.336	7
46	681.366	1
47	931.116	1
48	620.019	3
49	627.153	1
50	543.667	6
51	447.821	1
52	376.657	6
53	447.821	1
54	543.687	5
55	688.159	1
56	378.248	1
57	460.439	18

For Mahaday United Infrastructure Private Limited



58	378.248	1
59	1253.636	1
60	1111.901	1
61	726.068	1
62	632.277	1
63	451.428	1
64	651.067	1
	Total	118

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For Mahadev United Infrastructure Private Limited


Authorized Signatory

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For Mahadev United Infrastructure Private Limited


Authorized Signatory

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
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For Mahadev United Infrastructure Private Limited



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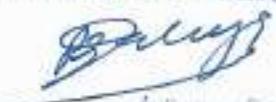
Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				40.98
Water Supply System				21.54
Sewerage treatment & garbage disposal				20.86
Electricity Supply System				37.85
Storm Water Drainage				19.30
Parks and Playgrounds				7.08
Other				8.86

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	40.98	40.98	40.98	40.98
Water Supply System	21.54	21.54	21.54	21.54
Sewerage treatment & garbage disposal	20.86	20.86	20.86	20.86
Electricity Supply System	37.85	37.85	37.85	37.85
Storm Water Drainage	19.30	19.30	19.30	19.30
Parks and Playgrounds	7.08	7.08	7.08	7.08
Other	8.86	8.86	8.86	8.86

Particulars	Year-2027

For Mahadev United Infrastructure Private Limited


 Authorized Signatory

	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	40.98	40.98	40.98	40.98
Water Supply System	21.54	21.54	21.54	21.54
Sewerage treatment & garbage disposal	20.86	20.86	20.86	20.86
Electricity Supply System	37.85	37.85	37.85	37.85
Storm Water Drainage	19.30	19.30	19.30	19.30
Parks and Playgrounds	7.08	7.08	7.08	7.08
Other	8.86	8.86	8.86	8.86

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	40.98	40.98	40.98	40.98
Water Supply System	21.54	21.54	21.54	21.54
Sewerage treatment & garbage disposal	20.86	20.86	20.86	20.86
Electricity Supply System	37.85	37.85	37.85	37.85
Storm Water Drainage	19.30	19.30	19.30	19.30
Parks and Playgrounds	7.08	7.08	7.08	7.08
Other	8.86	8.86	8.86	8.86

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

For Mahadev United Infrastructure Private Limited


Authorized Signatory

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

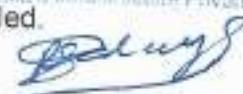
FORM REP-1

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **Yes**
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**
3. Bank account to which the deposits received from apartment buyers will be credited
- Bank and Branch address **BANK OF BARODA, KUNDLI, SONIPAT**
 - Bank Account number **26500200003209**
 - IFSC code **BARB0SSIKUN**
 - MICR code **110012069**
 - Branch code **SIKUN265**
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **ANAND JAIN R/o BK-97 WEST SHALIMAR BAGH NORTH WEST DELHI-110088**
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **UPLOAD IN UPLOAD SECTION**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.


Signature of the Applicant / Authorized Signatory
Authorized Representative
Stamp _____
Date _____

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
● Site Plan	No
● Floor Plan	No
● Apartment Plans	No
● Elevation Section	No
● Detail of Permissible FAR	No
● Detail of covered area achieved FAR	No

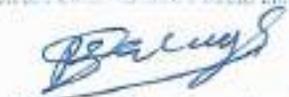
For Mahadev United Infrastructure Private Limited


Authorized Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Mahadev United Infrastructures Private Limited

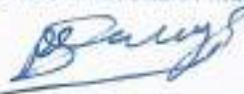

Authorised Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. ADDITIONAL LICENSE NO. 76 OF 2025	ALREADY BEEN OBTAINED	27-05-2025
II. LICENSE NO. 218 OF 2023	ALREADY BEEN OBTAINED	23-10-2023

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For Mahadev United Infrastructure Private Limited


Signature _____ Authorised Signatory
Seal _____
Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

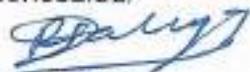
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

The RERA Provisions shall be incorporated in the draft agreement to sell.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

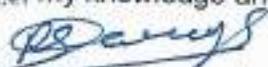

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.



Signature of the Applicant / Authorised Representative

Stamp _____

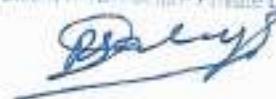
Authorised Signatory

Date _____

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3	KITCHEN DETAILS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
4	BATHROOM FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5	WOOD WORK ETC	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
7	GLASS WORK	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
10	CUPBOARD DETAILS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
11	WATER STORAGE	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
12	LIFT DETAILS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
14	DOORS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

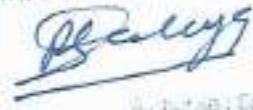
For Mahadev United Infrastructure Private Limited



Authorised Signatory

14.1	MAIN DOORS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
14.2	INTERNAL DOORS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
15	AIR CONDITIONING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
17	CNG PIPE LINE	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
20	INTERNAL FINISHING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

For Mahadev United Infrastructures Private Limited



Authorized Signatory

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
1 . 2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
1 . 3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
2 . 2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
2 . 3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . MASTER TOILET		
3 . 1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . 2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . 3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . 4	COUNTERS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
4 . BED ROOMS		
4 . 1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
4 . 2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

For Mahadev United Infrastructure Private Limited



Authorised Signatory

4.3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
4.4	WARDROBES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5. TOILET		
5.1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5.2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5.3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5.4	COUNTERS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
5.6	FIXTURES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6. KITCHEN		
6.1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6.2	WALLS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6.3	CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6.4	COUNTERS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6.5	FIXTURES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
6.6	KITCHEN APPLIANCES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
7.2	WALLS & CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
7.3	TOILET	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
7.4	BALCONY	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

For Mahadev United Infrastructure Private Limited



Authorized Signatory

8 . SIT-OUTS		
8 . 1	FLOOR	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
8 . 2	WALLS & CEILING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
8 . 3	RAILINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
8 . 4	FIXTURES	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.



Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	28-08-2025	View Document
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	28-08-2025	View Document
3	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	28-08-2025	View Document
4	ZONING PLAN	28-08-2025	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	28-08-2025	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	01-09-2025	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Mahadev United Infrastructure Private Limited

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

Authorised Signatory



Certificate No. T0272025H336

GRN No. 138764318



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: Mahadev united infrastructure Pvt Ltd
 H.No/Floor : X Sector/Ward : X LandMark : X
 City/Village : Kanjhawla District : Delhi State : Delhi
 Phone : 99*****07

**Buyer / Second Party Detail**

Name : Hrera panchkula
 H.No/Floor : X Sector/Ward : X LandMark : X
 City/Village : Panchkula District : Panchkula State : Haryana
 Phone : 99*****07

Purpose : GENERAL

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egreshry.nic.in>

Form - REP-II
[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Rajvir Singh Dahiya Authorized Signatory who is developing an Industrial Plotted Colony over an area measuring 12.1125 Acres namely "MAHADEV INDUSTRIAL TOWNSHIP" falling in Vill Jharoth, Tehsil Kharkhauda, Dist. Sonapat under License No. 76 of 2025 dated 26.05.2025 in addition to License no. 218 of 2023 dated 23.10.2023;

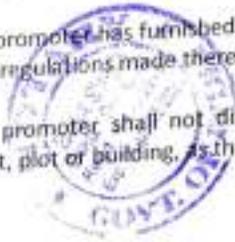
I, Rajvir Singh Dahiya, Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

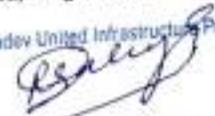
1. That the promoter has a legal title of land on which the development of the project is proposed.



For Mahadev United Infrastructure Private Limited

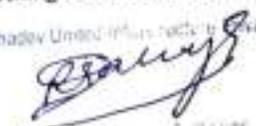
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **22.10.2028**.
4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

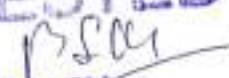


For Mahadev United Infrastructure Private Limited

 Deponent Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
 Verified by me at Sonapat on this 27th Aug 2025.

For Mahadev United Infrastructure Private Limited

 Deponent

ATTESTED

NOTARY
DISTT SONIPAT

27 AUG 2025