



## HARYANA REAL ESTATE REGULATORY AUTHORITY

### PANCHKULA Certificate of supplementary registration

Registration Certificate No HRERA-PKL-PWL-568-2024 dated 03.04.2024  
valid upto 05.12.2028

**Project:** "LAVENDER GREENS", an Affordable Residential Plotted Colony (under DDJAY-2016) over additional area measuring 2.34375 acres bearing Licence No. 105 of 2025 dated 25.06.2025 valid upto 24.06.2030 (in addition to licence No. 158 of 2023 dated 10.08.2023 & 259 of 20023 dated 06.12.2023 granted for 18.48125 acres) situated in the revenue estate of Village Allahpur & Patli Khurd, Sector 5, Palwal.

**Promoter:** Associate Real Estate Developers LLP, First Floor, B-1/21, Sector-11, G.T. Road Faridabad, Ballabgarh, Haryana, 121006

The request of the promoter for registration of additional area measuring 2.34375 acres was placed before the Authority in its meeting held on 10.12.2025 vide Item No. 307.03(ii) wherein the Authority decided to grant supplementary registration for the additional area to the promoter. Revised Form A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are imposed:-

- 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 plot shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original

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publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.

ii. Promoter shall submit a copy of revised service plans/estimates for an area measuring 20.825 acres to the Authority within two weeks after their approval by Town & Country Planning Department.

iii. Promoter shall also submit a copy of revised NOC/Clearance for an area measuring 20.825 acres 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 obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.

v. 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.

vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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. The QR code should be affixed on the top right corner.

vii. 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.



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## PANCHKULA

viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.

ix. The payment plan approved in Form REP-I should be incorporated in the BBA along with the quantum of all other charges under Misc. head to be paid by the allottee till the grant of Possession.

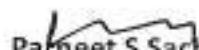
x. Sh. Rohit Gosain, General Manager shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-PWL-568-2024 dated 03.04.2024 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged

  
Chander Shekhar  
Member

  
Dr. Geeta Rathore-Singh  
Member

  
Nadim Akhtar  
Member

  
Palneet S Sachdev  
Chairman

**HRERA  
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1874-2025**  
**Submission Date : 17-11-2025 05:36:55 PM**  
**Applicant Type : Firm**  
**Project Type: ONGOING**

**FORM REP-I**

**Part - A**

1. Name of the firm

**ASSOCIATE REAL  
ESTATE DEVELOPERS  
LLP**

2. Address of the firm for  
correspondence  
**(Annex a copy in Folder A)**

**B-1/21 1ST FLOOR  
SECTOR 11 FARIDABAD  
HARYANA 121006**

Phone(Landline)

**9540270270** (Number  
Shared by Promoter in  
Public)

Email ID

**developersllp@gmail.com**

3. Registration number/Details of  
the firm  
**(Annex a copy in Folder A)**

**ABC9032**

4. PAN of the firm  
**(Annex a copy in Folder A)**

**ABZFA9814C**

5. Name and address of the  
partners:

Name : **BASANT KUMAR VIRMANI**

Partner 1

Residential Address : **H No 1016Near Geeta Mandir Escort  
Nagar Faridabad**

Phone (landline)

Phone (Mobile) **9540270270** (Number Shared by Promoter in  
Public)

Email ID **developersllp@gmail.com**

PAN No. **XXXX145M**  
**(Annex a copy in Folder A)**



Partner 2

Name : **MARS INFRAENGINEERING PVT LTD THROUGH  
SAHIL VIRMANI**

Residential Address : **Plot No. 660 Ground Floor Sector 16A Faridabad**

Phone (landline)



Phone (Mobile) **9540270270** (Number Shared by Promoter in Public)

Email ID **developersllp@gmail.com**

PAN No. **XXXX779N**  
**(Annex a copy in Folder A)**

Partner 3

Name : **NITIN BATRA**

Residential Address : **H No 1351 Sector 16 Faridabad**

Phone (landline)



Phone (Mobile) **9540270270** (Number Shared by Promoter in Public)

Email ID **developersllp@gmail.com**

PAN No. **XXXX968H**  
**(Annex a copy in Folder A)**

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : **SHOBHA GUPTA**

Residential Address : **H No 131 Near Community Centre Sector 15 Escort Nagar Faridabad**

Phone (landline)



Phone (Mobile) **9540270270** (Number Shared by Promoter in Public)

Email ID **developersllp@gmail.com**

PAN No. **XXXX560N**  
**(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.

**Signature of the  
Applicant/ Authorised  
representative**

Stamp \_\_\_\_\_  
Date \_\_\_\_\_

## **FORM REP-I**

### **Part - A**

#### **Location and Address of the project:**

1. Name of the project	<b>LAVENDER GREENS</b>	
2. Address of the site of the project <b>(Annex a copy in Folder A)</b>	<b>VILLAGE ALAHAPUR AND PATLI KHURD SECTOR 5 PALWAL</b>	
	Tehsil	<b>PALWAL</b>
	District	<b>PALWAL</b>
3. Contact details of the site office of the project:		
	Phone(Landline)	
	Phone(Mobile)	<b>9540270270</b> (Number Shared by Promoter in Public)
	Email	<b>developersllp@gmail.com</b>
4. Contact person at the site office:		
	Name	<b>ROHAN SHARMA</b>
	Phone(Landline)	
	Phone(Mobile)	<b>9540270270</b> (Number Shared by Promoter in Public)
	Email	<b>developersllp@gmail.com</b>

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 - 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:

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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	11057	16-01-2024	300000	HDFC BANK	HRERA Panchkula
2	11393	13-10-2025	51500	HDFC BANK	HRERA Panchkula

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**  
**Mobile no. \_\_\_\_\_**  
**Email ID \_\_\_\_\_**

## **FORM REP-I**

### **Part - B**

#### **Information relating to the project land and license:**

1. Land area of the project	<b>20.825 (Acre)</b>
2. Permissible FAR	<b>100</b>
3. FAR proposed to be utilized in the project	<b>100</b>
4. Total licensed area, if the land area of the present project is a part thereof	<b>20.825 (Acre)</b>
5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies <b>(Annex copy in folder B)</b>	<b>License no. 158 of 2023 dated 10.08.2023</b> <b>License no. 259 of 2023 dated 06.12.2023</b> <b>License no. 105 of 2025 dated 25.06.2025</b>
6. Is the applicant owner-licensee of the land for which the registration is being sought.	<b>Yes</b>

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 - C

#### Project Details:

1. Estimated cost of the project:  
**(Annex a copy of the project in  
Folder C)** **9327.83 Lakhs**

i. Cost of the land (if included in the estimated cost) **3172.90 Lakhs**

ii. Estimated cost of construction of apartments **0 Lakhs**

iii. Estimated cost of infrastructure and other structures **4814.82 Lakhs**

iv. Other Costs including EDC, Taxes, Levies etc. **1340.11 Lakhs**

2. The total land of the project measuring **20.825 Acres** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Acres)</b>
1	PLOTS TO BE SOLD	<b>11.499</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	<b>0</b>
3	CONSTRUCTION OF ROADS	<b>4.932</b>
4	PAVEMENTS	<b>0</b>
5	PARKS AND PLAYGROUNDS	<b>1.5690</b>
6	GREEN BELTS	<b>0</b>
7	VEHICLE PARKINGS	<b>0</b>
8	ELECTRICITY SUB-STATION	<b>0</b>

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	<b>2.0855</b>
12	ANY OTHER	0
13	UNDER	<b>0.7392</b>
	<b>Total</b>	<b>20.8247</b>

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

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

**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	352.60	<b>AS PER PROJECT REPORT</b>
2	WATER SUPPLY SYSTEM	310.00	<b>AS PER PROJECT REPORT</b>
3	STORM WATER DRAINAGE	127.30	<b>AS PER PROJECT REPORT</b>
4	ELECTRICITY SUPPLY SYSTEM	210.00	<b>AS PER PROJECT REPORT</b>
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	233.75	<b>AS PER PROJECT REPORT</b>
6	STREET LIGHTING	17.90	<b>AS PER PROJECT REPORT</b>
7	SECURITY AND FIRE FIGHTING	60.00	<b>AS PER PROJECT REPORT</b>
8	PLAYGROUNDS AND PARKS	40.00	<b>AS PER PROJECT REPORT</b>
9	CLUB HOUSE/COMMUNITY CENTRE	40.00	<b>YET TO BE PREPARED</b>
10	SHOPPING AREA	40.00	<b>YET TO BE PREPARED</b>
11	RENEWABLE ENERGY SYSTEM	40.00	<b>YET TO BE PREPARED</b>
12	SCHOOL	0	<b>YET TO BE PREPARED</b>
13	HOSPITAL/DISPENSARY	0	<b>YET TO BE PREPARED</b>
14	ANY OTHER	2800.00	<b>YET TO BE PREPARED</b>

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.

**25-06-2025** (date)

6. Date of approval of Building Plans

**NA** (date)

**(i) Details of the plots/apartments in the project:**

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	PLOT Type A	137.546	5	687.73	0	0	0
2	PLOT Type B	123.90	26	3221.4	0	0	0
3	PLOT Type C	138.218	46	6358.028	0	0	0
4	PLOT Type D	109.725	21	2304.225	0	0	0
5	PLOT Type E	141.038	48	6769.824	0	0	0
6	PLOT Type F	124.475	4	497.9	0	0	0
7	PLOT Type G	137.306	12	1647.672	0	0	0
8	PLOT Type H	140.010	21	2940.21	0	0	0
9	PLOT Type I	130.963	14	1833.482	0	0	0
10	PLOT Type J	100.977	15	1514.655	0	0	0
11	PLOT Type J1	118.551	5	592.755	0	0	0
12	PLOT Type J2	94.125	20	1882.5	0	0	0
13	PLOT Type J3	101.655	5	508.275	0	0	0
14	PLOT Type K	132.246	56	7405.776	0	0	0
15	PLOT Type K1	149.916	8	1199.328	0	0	0
16	PLOT Type L	109.890	16	1758.24	0	0	0
17	PLOT Type M	116.025	10	1160.25	0	0	0
18	PLOT Type N	117.338	10	1173.38	0	0	0
19	PLOT Type N1	146.738	1	146.738	0	0	0
20	PLOT Type N2	132.300	2	264.6	0	0	0
21	PLOT Type N3	106.201	11	1168.211	0	0	0
22	PLOT Type	68.166	22	1499.652	0	0	0
23	PLOT Type COMMERCIAL BLOCK	2991.43	1	2991.43	0	0	0
	Total		379	49526.261	0	0	0

**(ii) Apartments/Shops/Other Buildings:-**

(a) Status of construction activities in respect of sold/ booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

**(b) Time schedule of completion of already booked apartments:**

- Start Date **N/A**
- Earlier date of completion **N/A**
- Revised date of completion **N/A**

**(c) Time schedule for development of infrastructure:**

- Start Date **06-12-2023**
- Percentage completion Upto the date of application **54**
- Projected date of completion **05-12-2028**

**(d) Provide further details in the proforma REP-I Part-C-X.** **YES**

**(e) Plan of action for completing the Project along with requisite infrastructure.** **YES**

**(iii) Status in respect of plotted colony:-**

**(a)**

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	298	0

**(b) Schedule for development of Infrastructure:**

- Start Date **06-12-2023**
- Percentage completion **54**
- Projected date of completion **05-12-2028**

**(c) Provide further details in the proforma REP-I Part-C-X.** **YES**

**(d) Schedule of completing the project and handing over possession of the plots.** **YES**

**(iv) Vehicle parkings details of the project-**

- a) Underground parking **0**
- b) Stilt parking **0**
- c) Covered parking **0**
- d) Open parking **0**
- e) Independent garages **0**

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

**(a) Apartments/Shops/Other Buildings**

**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Apartments	0
Shops	0
Plots	0

**Expenditure to be made in each quarter (In Lakhs)**

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

**(b) Infrastructure**

**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Roads & Pavements	<b>280.00</b>
Water Supply System	<b>200.0</b>
Sewerage treatment & garbage disposal	<b>209.56</b>
Electricity Supply System	<b>50.50</b>
Storm Water Drainage	<b>120.00</b>
Parks and Playgrounds	<b>5.00</b>
Clubhouse/community centres	<b>0</b>
Shopping area	<b>0</b>
Other	<b>1010.92</b>
Security and Fire Fighting	<b>10.00</b>
Street Lighting	<b>7.00</b>

**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				35.40
Water Supply System				42.14
Sewerage treatment & garbage disposal				0
Electricity Supply System				0
Storm Water Drainage				0
Parks and Playgrounds				0
Clubhouse/community centres				0
Shopping area				0
Other				255.58

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	35.40	35.40	35.40	35.40
Water Supply System	42.14	42.14	42.14	42.14
Sewerage treatment & garbage disposal	19.70	19.70	19.70	19.70
Electricity Supply System	33.25	33.25	33.25	33.25
Storm Water Drainage	10.31	10.31	10.31	10.31
Parks and Playgrounds	0	0	11.66	11.66
Clubhouse/community centres	0	0	0.00	15.00
Shopping area	0	0	0	0
Other	255.58	255.58	255.58	255.58
STREET LIGHTING	12.00	12.00	12.00	12.00
SECURITY AND FIRE FIGHTING	12.00	12.00	12.00	12.00
RENEWABLE ENERGY SYSTEM			15.00	15.00

<b>Particulars</b>	<b>Year-2027</b>			
	<b>Jan-Mar</b>	<b>Apr-June</b>	<b>July-Sep</b>	<b>Oct-Dec</b>
Roads & Pavements	<b>35.40</b>	<b>0</b>		
Water Supply System	<b>42.14</b>	<b>0</b>		
Sewerage treatment & garbage disposal	<b>19.70</b>	<b>19.70</b>		
Electricity Supply System	<b>33.25</b>	<b>33.25</b>		
Storm Water Drainage	<b>0</b>	<b>0</b>		
Parks and Playgrounds	<b>11.66</b>	<b>0</b>		
Clubhouse/community centres	<b>25.00</b>	<b>25.00</b>		
Shopping area	<b>15</b>	<b>15.00</b>		
Other	<b>255.58</b>	<b>255.58</b>		
Street Lighting		<b>12.00</b>		
RENEWABLE ENERGY SYSTEM	<b>15.00</b>			
STREET LIGHTING	<b>12.90</b>			
SECURITY AND FIRE FIGHTING	<b>12.00</b>			

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

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**FORM REP-I****Part - C-X****1.Financial information:**

<b>Particulars</b>		<b>Remarks, if any</b>
i. No. of Flats/Apartments constructed	<b>379</b>	
ii. No. of Flats/ Apartments booked	<b>298</b>	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	<b>0 Lakhs</b>	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	<b>0 Lakhs</b>	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	<b>0 Lakhs</b>	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	<b>0 Lakhs</b>	
vii. Amount invested in the project upto the date of application	<b>0 Lakhs</b>	
● Land cost (If any)	<b>0 Lakhs</b>	
● Apartments	<b>0 Lakhs</b>	
● Infrastructure	<b>0 Lakhs</b>	
● EDC/ Taxes Etc.	<b>0 Lakhs</b>	
viii. Balance cost to be incurred for completion of the project and delivery of possession	<b>0 Lakhs</b>	
(a) In respect of existing allottees	<b>0 Lakhs</b>	
(b) In respect of rest of the project	<b>0 Lakhs</b>	

ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project <b>Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C</b>	<b>0 Lakhs</b>	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	<b>0 Lakhs</b>	

## 2. Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	0	0
II. WATER SUPPLY SYSTEM	0	0
III. STORM WATER DRAINAGE	0	0
IV. ELECTRICITY SUPPLY SYSTEM	0	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	0	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS, PARKS, PLAYGROUNDS ETC.	0	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

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 - D**

#### **Accounts related information:**

1. Annex copy of the balance sheet of last 3 years	<b>Yes</b>
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.	<b>Yes</b>
3. Bank account to which the deposits received from apartment buyers will be credited	
● Bank and Branch address	<b>HDFC BANK LIMITED BRANCH- SCO-70, SECTOR 15, FARIDABAD, HARYANA-PIN CODE-121007</b>
● Bank Account number	<b>50200091005792</b>
● IFSC code	<b>HDFC0001568</b>
● MICR code	<b>110240189</b>
● Branch code	<b>001568</b>
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)	<b>Nitin Batra (Designated Partner) son of Mahesh Kumar Batra R/o H no 1351 Sector 16 Faridabad</b>
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)	<b>YES</b>

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 - 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

**2. Annex copies of the following in Folder E:**

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

### 3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. ZONING	ALREADY BEEN OBTAINED	11-11-2025

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.

Signature \_\_\_\_\_  
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. **Yes**  
**(Annex a copy in Folder F)**

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

3. Gist of the important provisions of the Draft Agreement **As per Rera Act**  
**(Annex a copy in Folder F)**

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 \_\_\_\_\_**

**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	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

## **SPECIFICATION UNIT WISE**

	<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	<b>2 . MASTER BEDROOM/DRESSROOM</b>	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	<b>3 . MASTER TOILET</b>	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	<b>4 . BED ROOMS</b>	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	<b>5 . TOILET</b>	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
	<b>6 . KITCHEN</b>	
6 . 1	FLOOR	NA

6 . 2	WALLS	NA
6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
	<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	<b>8 . SIT-OUTS</b>	
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

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**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	16-11-2025	<a href="#">View Document</a>
2	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	16-11-2025	<a href="#">View Document</a>
3	DEMARCATION PLAN	16-11-2025	<a href="#">View Document</a>
4	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	16-11-2025	<a href="#">View Document</a>
5	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	16-11-2025	<a href="#">View Document</a>
6	ZONING PLAN	16-11-2025	<a href="#">View Document</a>
7	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	16-11-2025	<a href="#">View Document</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.

**Signature of the Applicant / Authorised Representative**  
**Stamp \_\_\_\_\_**  
**Date \_\_\_\_\_**



Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/11/2025

Certificate No. E0Q2025K544



Stamp Duty Paid : ₹ 101

GRN No. 142567052



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Associate real estate Developers LLP

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone : 99\*\*\*\*\*24



Purpose : Affidavit to be submitted at X

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

**REP – II**  
[See Rule 2 (3)]

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

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Vikas Sharma duly authorized by the promoter of the project "Lavender Greens", by M/s. Associate Real Estate Developers LLP falling in the revenue estate of village Alahapur and Patli Khurd, Sector-5, Palwal, Haryana,

I, Vikas Sharma Authorized Signatory of M/s. Associate Real Estate Developers LLP, a limited liability partnership incorporated, existing and governed under the provisions of Limited Liability Partnership Act, 2008, having its office at B-1/21, 1<sup>st</sup> Floor, Sector-11, Faridabad, Haryana-121006 (hereinafter referred as the Company/Promoter) duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company / Promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is 05.12.2028.



For Associate Real Estate Developers LLP

  
Auto Sign

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- That seventy per cent of the amounts realised 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.
- 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.
- That the amounts from the separate account shall be withdrawn by 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.
- 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 amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- That the promoter shall take all the pending approvals on time, from the competent authorities.
- That promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.



10. That 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 Associate Real Estate Developers LLP

DEPONENT

Auth. Signatory

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 Faridabad on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

For Associate Real Estate Developers LLP

DEPONENT

Auth. Signatory

ATTESTED AS IDENTIFIED  
Notary Faridabad (Haryana)

01 DEC 2015

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**Project Name "Lavender Greens" under License No 105 of 2025 dated 26.06.2025 Village Alahapur and Patli Khurd, Sector-5, Tehsil & District Palwal being developed by M/s. Associate Real Estate Developers LLP**

### **MODEL OF PAYMENT PLAN**

**W.E.F:**

BSP: - @ Rs. \_\_\_\_\_/- Per Sq. yards

Sr. No.	Payment Stage	Percentage (%) of Basic Sale Price of Plot
1	At the time of Booking of Plot	10% of BSP
2	Upon execution of Builder Buyer Agreement in 30 days	BBA will be issued
3	Upon Start of Earth Filling Work	10% of BSP
4	Upon Start of Sewerage Works	10% of BSP
5	Upon Start of Storm Water line Works	10% of BSP
6	Upon Start of laying of Water Supply Works	10% of BSP
7	Upon Start of Internal Road Works	20% of BSP
8	Upon Start of Landscape Works	10% of BSP
9	Upon Start of Electrification Works	10% of BSP
10	On Application for Occupation / Completion Certificate	5% of BSP
11	Balance on offer for Possession	5% of BSP + Other Charges*

Other Charges\* includes the following:

S.No.	Particulars/ Head	Rate (tentative)
1.	Interest Free Maintenance Security Deposit ("IFMSD")	300/- per Sq. Yards (approx.)
2.	Club Membership Charges, if provided,	75000/- (approx.)

M/s. Associate Real Estate Developers LLP

  
Authorised Signatory

**ASSOCIATE REAL ESTATE DEVELOPERS LLP**

GSTIN: 06ABZFA9814C125 | LLPIN: ABC-9032

Regd. Office: B-1/21, 1st Floor, Sector-11, Faridabad, Haryana - 121006

Call 0129-4873691 | Email info@associatedevelopers.com

3.	External Electrification Charges, Internal Electrification Charges, <b>ASSOCIATE</b>	850/- per Sq. Yards (approx.)
4.	Smart /Dual Electricity Meter Charges, if provided	18000/- (approx.) (one time)
5.	Common Utility Charges such as STP, Water, Under Ground Tank Pumps	150/- per Sq. Yards (approx.)
6.	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
7.	Solar Photovoltaic power plant charges, if provided	75/- per Sq. Yards (approx.)
8.	Maintenance charges	5/- per Sq. Yards per month (approx.)
9.	Stamp duty charges	As per actuals, as applicable
10.	Registration charges	As per actuals, as applicable
11.	Property ID Charges	4500/- approx. (one time)
12.	Legal & Administrative Charges ("AC")	15000/- approx. (one time)
13.	Enhancement, revision and / or other statutory charges	As per actuals, as applicable from time to time
14.	Preferential Location Charges, if any	<ul style="list-style-type: none"> <li>a. Corner Plot: 10% of BSP</li> <li>b. Park / Green Belt Facing: 7% of BSP</li> <li>c. Green Belt at the Back : 4% of BSP</li> </ul>

Note:

(The final amount of the above-mentioned charges shall be communicated at the time of offer of possession, as these charges cannot be quantified at this stage & shall be demanded extra as applicable and / or as per actuals)

For M/s Associate Real Estate Developers LLP

  
Authorised Signatory

## ASSOCIATE REAL ESTATE DEVELOPERS LLP

GSTIN: 06ABZFA9814C1Z5 | LLPIN: ABC-9032

Regd. Office: B-1/21, 1st Floor, Sector-11, Faridabad, Haryana - 121006

0129-4873691 | [info@associatedevelopers.com](mailto:info@associatedevelopers.com)



### LEGEND:-

ALREADY LICENCE GRANTED FOR RESIDENTIAL  
PLOTTED COLONY (UNDER DDJAY) AREA  
MEASURING-18.48125 acs.  
LICENCE NO-158 of 2023 (Dt. 10.08.2023.) and  
LICENCE NO-259 of 2023 (Dt. 06.12.2023.)

ADDITIONAL AREA APPLIED FOR LICENCE  
(UNDER DDJAY) AREA MEASURING-2.34375 acs.

AREA CALCULATION						
S.NO.	PARTICULARS		ACHIEVED AREA (IN ACRE)	ACHIEVED (%)	PERMISSIBLE IN ACRES	PERMISSIBLE (%)
1	<b>TOTAL AREA OF THE SCHEME</b> ALREADY LICENCE GRANTED AREA MEASURING- 18.48125 acs. (Licence NO-158 of 2023 (Dt. 10.08.2023.) and (Licence NO-259 of 2023 (Dt. 06.12.2023.)  ADDITIONAL AREA APPLIED FOR LICENCE AREA MEASURING-2.34375 acs.	20.825	-	-	-	-
2	AREA UNDER RESIDENTIAL PLOT	-	11.499	55.22 %	12.70325	61.00 %
3	AREA UNDER COMMERCIAL	-	0.7392	3.55%	0.833	4.00 %
4	TOTAL SALEABLE AREA (2+3)	-	12.2382	58.77 %	13.53625	65.00%
5	OPEN SPACE/PARKS	-	1.569	7.534%	1.5619	7.50%
6	COMMUNITY FACILITIES	-	2.0855	10.01%	2.0825	10.00%

## DETAIL OF PLOTS



TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	7.05	19.51	137.546	5	687.728
B	7.08	17.50	123.900	26	3221.400
C	7.11	19.44	138.218	46	6358.046
D	6.65	16.50	109.725	21	2304.225
E	7.27	19.40	141.038	48	6769.824
F	6.50	19.15	124.475	4	497.900
G	7.17	19.15	137.306	12	1647.666
H	7.18	19.50	140.010	21	2940.210
I	7.18	18.24	130.963	14	1833.485
J	6.705	15.06	100.977	15	1514.660
J1	6.45	18.38	118.551	5	592.755
J2	6.25	15.06	94.125	20	1882.500
J3	6.75	15.06	101.655	5	508.275
K	7.11	18.60	132.246	56	7405.776
K1	8.06	18.60	149.916	8	1199.328
L	6.66	16.50	109.890	16	1758.240
M	6.63	17.50	116.025	10	1160.250
N	6.705	17.50	117.338	10	1173.375
N1	8.385	17.50	146.738	1	146.738
N2	7.56	17.50	132.300	2	264.600
N3	6.58	16.14	106.201	11	1168.213
O	6.13	11.12	68.166	22	1499.643
TOTAL.				378	46534.836

#### DETAIL OF GREEN

	AREA OF PLOTS IN SQM.	AREA IN ACRES	AREA REQUIRED
GREEN-I	1424.30	0.3520	
GREEN-II	2068.60	0.5112	
GREEN-III	1724.60	0.4262	
GREEN-IV	482.10	0.1191	
GREEN-V	651.00	0.1609	
<b>TOTAL.</b>	<b>6350.60</b>	<b>1.5693</b>	<b>6320.68 sqm. (1.5619 acs.)</b>

To be read with Licence No. 105 of 2025 Dated 25-06-20.

That this Layout plan for an additional area measuring 2.34375 acres in the Residential Affordable Plotted Colony (under DDJAY-2016) measuring 18.48125 acres (Licence No. 158 of 2023 dated 10.08.2023 & Licence No. 259 of 2023 dated 06.12.2023), thereby making total site area 20.825 acres (Drawing No. 11209 Dated 26-06-23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Associate Real Estate Developers LLP, Sector-5, Palwal is hereby approved subject to the following conditions:

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For Associate Professors

Seema Rani  
Signature of Architect  
**SEEMA RANI**  
A/2015/72259

CA/2013/72259

**AUTHORIZED SIGNATORY**

# R/S ASSOCIATE REAL ESTATE DEVELOPERS LLP.

RECEIVED ON: 14-JUNE-2025  
RECEIVED BY: [REDACTED]  
RECEIVED FROM: [REDACTED]

vised layout plan of affordable residential dotted colony at over an additional area 2.34375 acs. in addition of licence area 18.48125 acs. (LICENCE NO-158 of 2023 Dt. 10.08.2023.) and (LICENCE NO-259 of 2023 Dt. 06.12.2023.) THERE BY THE TOTAL AREA 20.825 acs. in sector-05, in village Alapur & Patli Hurd, District-Palwal, Haryana.

(DINESH KUMAR) (CARIN KUMARI) (SAVITA JINDAL) (VILJENDER SINGH) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)

SCALE :- 1:1200

DESIGN BY:-PANKAJ KAPOOR  
M-8800093157