



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 (MIT)" an Industrial plotted colony on additional land measuring 13.37173 acres (after excluding UD area of 0.54077 acres) in addition to license no. 218 of 2023 dated 23.10.2023 and License no. 76 of 2025 dated 27.05.2025 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 application for registration of additional licensed area measuring 13.9125 acres was considered by the Authority through circulation on 21.08.2026 (Agenda Item No 329.03 (iii) wherein the Authority decided to grant registration for the additional area measuring 13.37173 acres (after excluding UD area of 0.54077 acres) to the promoter. Revised Form A to H, REP II, the revised layout plan for total area of 38.7937 acres and revised zoning plan are annexed herewith. Following special conditions are imposed: -

- I. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account as maintained in registration no HRERA-PKL-SNP-559-2024 dated 19.03.2024 valid upto 22.10.2028. The Promoter is directed to issue a public notice of size (3 x 3 inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- II. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- III. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- IV. Promoter shall also submit a copy of revised 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 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. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

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.


Chander Shekhar
Member


Dr. Geeta Rathee 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.

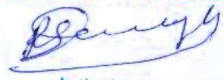
**(Annex a copy in
Folder A)**

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 **mahadevuip@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 **mahadevuip@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 **mahadevuip@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 **mahadevuip@gmail.com**

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

6. Authorised representative
for correspondance with
Authority:

Name : **RAJVIR SINGH DAHIYA**

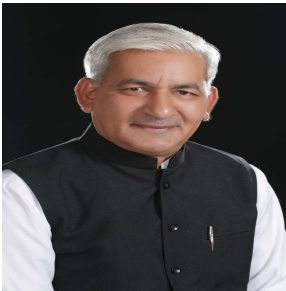
Residential Address : **House No. 268 SS House Model
Town Near Haryana High School Sonipat**

Phone (landline)

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

Email ID **mahadevuip@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)

Email

9205947120 (Number
Shared by Promoter in
Public)

mahadevuip@gmail.com

4. Contact person at the site
office:

Name

Phone(Landline)

Phone(Mobile)

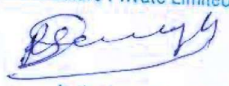
Email

VIVEK DABAS

9205947120 (Number
Shared by Promoter in
Public)

mahadevuip@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

Authorised 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
3	0	21-07-2026	282200	ONLINE PAYMENT HAS BEEN DONE	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.

For Mahadev United Infrastructure Private Limited


Authorised Signatory

Signature of the Applicant

Mobile no. _____

Email ID _____

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

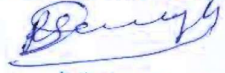
- | | |
|---|---|
| 1. Land area of the project | 39.3375 (Acre) |
| 2. Permissible FAR | 1.0 for Plotted |
| 3. FAR proposed to be utilized in the project | 1.0 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 39.3375 (Acre) |
| 5. License number granted by the 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) & License No. 225 of 2025 dated 14.11.2025. |
| 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
Annex copy of all the relevant documents Including collaboration agreements and Power of Attorney etc. in folder B) | 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 | Details submitted in File. |
| v. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. (Annex in folder B) | Yes |
| 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



Authorised 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 United Infrastructure Private Limited

Authorised Signatory

**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)

6876.92 Lakhs

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

3101.6475 Lakhs

ii. Estimated cost of construction of apartments

0.00 Lakhs

iii. Estimated cost of infrastructure and other structures

3634.00 Lakhs

iv. Other Costs including EDC, Taxes, Levies etc.

141.6425 Lakhs

2. The total land of the project measuring **39.3375 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	19.99279
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	17.9586
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.367
6	GREEN BELTS	0

For Mahadev United Infrastructure Private Limited


 Authorised Signatory

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	39.3375

For Mahadev United Infrastructure Private Limited



Authorised 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	884.68	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	535.96	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	474.89	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	908.00	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	463.23	AS PER PROJECT REPORT
6	STREET LIGHTING	163.23	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	204.01	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

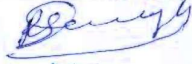
14	ANY OTHER	0	YET TO BE PREPARED
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5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

14-11-2025
(date)

6. Date of approval of Building Plans

NA (date)

For Mahadev United Infrastructure Private Limited

 Authorised 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**

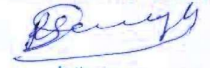
iii) Sizes of the plots to be offered in the project

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

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

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
65	452.998	2
66	420.00	1
67	387.93	8
68	220.458	4
69	234.345	7
70	450.00	5
71	468.42	1
72	433.02	1
73	432.96	12
74	433.02	1
75	433.02	1
76	404.096	6
77	217.101	1
78	216.544	18
79	210.074	1
80	715.345	1
81	477.586	1
82	609.370	2
83	442.920	1
84	593.790	1
85	608.37	2
	Total	195

For Mahadev United Infrastructure Private Limited


 Authorised Signatory

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



Authorised 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

 Authorised Signatory

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

Particulars	Expenditure
-------------	-------------

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				
Water Supply System				
Sewerage treatment & garbage disposal				
Electricity Supply System				
Storm Water Drainage				
Parks and Playgrounds				
Other				

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				76.18
Water Supply System				47.14
Sewerage treatment & garbage disposal				40.06
Electricity Supply System				79.45
Storm Water Drainage				41.7
Parks and Playgrounds				18.28
Other				13.66

Particulars	Year-2027
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For Mahadev United Infrastructure Private Limited



Authorised Signatory

	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	76.18	76.18	76.18	76.18
Water Supply System	47.14	47.14	47.14	47.14
Sewerage treatment & garbage disposal	40.06	40.06	40.06	40.06
Electricity Supply System	79.45	79.45	79.45	79.45
Storm Water Drainage	41.7	41.7	41.7	41.7
Parks and Playgrounds	18.28	18.28	18.28	18.28
Other	13.66	13.66	13.66	13.66

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	76.18	76.18	76.18	76.18
Water Supply System	47.14	47.14	47.14	47.14
Sewerage treatment & garbage disposal	40.06	40.06	40.06	40.06
Electricity Supply System	79.45	79.45	79.45	79.45
Storm Water Drainage	41.7	41.7	41.7	41.7
Parks and Playgrounds	18.28	18.28	18.28	18.28
Other	13.66	13.66	13.66	13.66

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


Authorised Signatory

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 **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

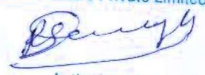
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**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.

For Mahadev United Infrastructure Private Limited

Authorised Signatory

**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:

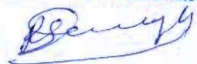
i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
● Site Plan	No
● Floor Plan	No
● Apartment Plans	No
● Elevation Section	No
● Detail of Permissible FAR	No
● Detail of covered area achieved FAR	No

For Mahadev United Infrastructure Private Limited

Authorised Signatory

2. Annex copies of the following in Folder E:

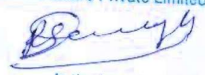
I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Mahadev United Infrastructure 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
III.LICENSE NO. 225 OF 2025	ALREADY BEEN OBTAINED	14-11-2025

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.

For Mahadev United Infrastructure Private Limited

 Authorised Signatory

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.

(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.

For Mahadev United Infrastructure Private Limited



Authorised Signatory

**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 _____**

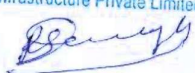
For Mahadev United Infrastructure Private Limited

Authorised Signatory

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

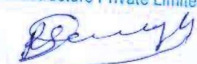
14.1	MAIN DOORS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
14.2	INTERNAL DOORS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
15	AIR CONDITIONING	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
17	CNG PIPE LINE	NOT APPLICABLE BEING INDUSTRIAL PLOTTED
18	PROVISION 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 Infrastructure Private Limited



Authorised 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  Authorized 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
		For Mahadev United Infrastructure Private Limited  Authorized Signatory
7 . 4	BALCONY	NOT APPLICABLE BEING INDUSTRIAL PLOTTED

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.

For Mahadev United Infrastructure Private Limited

 Authorised Signatory

Signature of the Applicant / Authorised Representative

Stamp _____

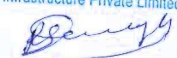
Date _____

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


Authorised Signatory

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____



LEGENDS

- ALREADY LICENSED GRANTED SITE BOUNDARY = 13.31250 ACRES
- ADDITIONAL LAND ALREADY APPLIED FOR LICENSE SITE BOUNDARY PHASE-2 = 12.11250 ACRES
- ADDITIONAL LAND ALREADY APPLIED FOR LICENSE SITE BOUNDARY PHASE-3 = 13.91250 ACRES
- TOTAL LICENSE SITE BOUNDARY = 13.31250 + 12.11250 + 13.91250 = 39.33750 ACRES

- REVENUE RASTA
- DHANA
- 60 M WIDE GREEN BELT
- AREA UNDER 60 M WIDE GREEN BELT
- INDUSTRIAL PLOT
- COMMERCIAL
- GREEN AREA
- SERVICE AREA
- SERVICES
- UD
- 400 KV HT LINE
- 132 KV HT LINE
- 11 KV HT LINE
- INDUSTRIAL PLOTS & COMMERCIAL SITE FALLING UNDER ROW OF HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREED

AREA UNDER 60 M WIDE GREEN BELT

ITEM	X	Y	X FACTOR	Y FACTOR	SQ. MT.
G1	11.975	9.645	0.500	1.000	57.874
G2	11.975	13.411	0.500	1.000	57.874
G3	13.411	12.692	0.500	1.000	131.272
G4	9.568	8.910	0.500	1.000	47.425
G5	9.568	7.884	0.500	1.000	37.574
G6	22.834	4.424	0.500	1.000	73.349
G7	4.424	5.164	0.500	1.000	16.451
G8	9.254	4.178	0.500	1.000	38.490
G9	6.128	4.943	0.500	2.510	13.894
G10	7.473	7.473	0.500	1.000	27.917
G11	24.292	12.414	0.500	1.000	143.221
G12	24.292	24.292	0.500	1.000	345.635
G13	6.615	1.096	0.500	1.000	3.425
G14	24.292	31.810	0.500	4.415	102.122
G15	13.802	24.934	0.500	1.000	172.070
G16	18.008	42.943	0.500	24.934	789.874
TOTAL					2801.741
ACRES					0.69253

AREA UNDER 400 K.V. H.T. LINE

ITEM	X	Y	X FACTOR	Y FACTOR	SQ. MT.
U.D. -1	11.975	9.645	0.500	1.000	57.874
U.D. -2	11.975	13.411	0.500	1.000	57.874
U.D. -3	13.411	12.692	0.500	1.000	131.272
U.D. -4	9.568	8.910	0.500	1.000	47.425
U.D. -5	9.568	7.884	0.500	1.000	37.574
U.D. -6	22.834	4.424	0.500	1.000	73.349
U.D. -7	4.424	5.164	0.500	1.000	16.451
U.D. -8	9.254	4.178	0.500	1.000	38.490
U.D. -9	6.128	4.943	0.500	2.510	13.894
U.D. -10	7.473	7.473	0.500	1.000	27.917
U.D. -11	24.292	12.414	0.500	1.000	143.221
U.D. -12	24.292	24.292	0.500	1.000	345.635
U.D. -13	6.615	1.096	0.500	1.000	3.425
U.D. -14	24.292	31.810	0.500	4.415	102.122
U.D. -15	13.802	24.934	0.500	1.000	172.070
U.D. -16	18.008	42.943	0.500	24.934	789.874
TOTAL					2801.741
ACRES					0.69253

SITE AREA	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE	AREA ACRES	AREA SQ.M.	PERCENTAGE
ALREADY LICENSED PLOT AREA = (A)	13.31250	53873.491	-	13.31250	53873.491	-
ADDITIONAL AREA ALREADY APPLIED FOR LICENSE = (B)	12.11250	49017.470	-	12.11250	49017.470	-
ADDITIONAL LICENSE APPLIED AREA = (C)	13.91250	56301.801	-	13.91250	56301.801	-
TOTAL PLOT AREA = (A+B+C) = (D)	39.33750	159192.762	-	39.33750	159192.762	-
AREA UNDER 60 M WIDE GREEN BELT (E)	0.69253	2801.741	-			-
50% DEDUCT OF AREA UNDER 60 M WIDE GREEN BELT (F) = (E/2)	0.34626	1400.870	-			-
U.D. = (G)	0.54077	2188.427	-			-
NET PLANNED AREA = (D) - (F) - (G)	38.45056	155603.644	-	38.45056	155603.644	-
AREA UNDER INDUSTRIAL PLOTS	17.30275	70021.649	45.00%	MIN.	21.21315	85846.421
AREA UNDER RESIDENTIAL PLOTS	5.76758	23340.550	15.00%	MAX.	-	-
AREA UNDER COMMERCIAL	1.92253	7780.183	5.00%	MAX.	0.84708	3428.016
TOTAL SALEABLE AREA	24.99287	101142.382	65.00%	22.04023	89274.437	57.373

AREA STATEMENT FOR FREED PLOTS IN TOWNSHIP									
SR. NO.	FROM	TO	W	L	X FACTOR	Y FACTOR	AREA SQ.M.	AREA SQ.M.	TOTAL AREA SQ.M.
1	43	47	11.240	24.798	1.000	1.000	413.070	494.749	907.819
2	48	52	24.000	31.293	1.000	1.000	751.032	898.234	1649.266
3	59	63	16.234	37.322	1.000	1.000	605.885	724.638	1330.523
TOTAL							1770.000	2117.621	3887.621

12	29	33	13.519	x	40.215	x	1.000	x	1.000	=	543.667	650.225	5	2718.833	
13	34	-	17.107	x	1.000	x	1.000	x	1.000	=	687.958	822.798	1	687.958	
14	35	-	14.629	x	25.863	x	1.000	x	1.000	=	378.350	452.507	1	378.350	
15	36	51	17.803	x	25.863	x	1.000	x	1.000	=	460.439	550.685	16	7367.024	
16	52	-	14.629	x	25.863	x	1.000	x	1.000	=	378.350	452.507	1	378.350	
17	53	-	58.655	x	52.387	x	0.500	x	22.566	=	1252.887	1498.453	1	1252.887	
18	54	-	52.387	x	46.118	x	0.500	x	22.566	=	1111.432	1329.273	1	1111.432	
			-	46.118	x	41.891	x	0.500	x	15.219	=	669.704	800.966		-
			-	41.891	x	41.367	x	0.500	x	1.347	=	56.074	67.065		-
19	55	-	-	-	-	-	-	-	-	=	725.778	848.030	1	725.778	
20	56	-	41.367	x	34.953	x	0.500	x	16.566	=	632.159	756.062	1	632.159	
21	57	-	34.953	x	29.481	x	0.500	x	14.000	=	451.038	539.441	1	451.038	
22	58	-	29.481	x	18.421	x	0.500	x	28.438	=	681.119	814.618	1	681.119	
			-	2.730	x	27.588	x	0.500	x	14.801	=	224.220	268.167		-
			-	15.837	x	27.588	x	1.000	x	1.000	=	436.594	522.165		-
23	59	-	-	-	-	-	-	-	-	=	660.814	790.334	1	660.814	
24	60	67	11.240	x	36.798	x	1.000	x	1.000	=	413.617	494.747	8	3359.540	
25	68	-	24.000	x	31.593	x	1.000	x	1.000	=	751.032	898.234		751.032	
26	69	-	16.234	x	37.322	x	1.000	x	1.000	=	605.985	724.638	1	605.985	
27	70	-	37.937	x	31.850	x	0.500	x	16.234	=	566.461	677.487	1	566.461	
28	71	78	14.422	x	25.863	x	1.000	x	1.000	=	372.996	446.103	8	2983.968	
29	79	82	14.422	x	19.318	x	1.000	x	1.000	=	278.604	333.210	4	1114.616	
30	83	-	10.515	x	19.318	x	1.000	x	1.000	=	203.129	242.942	1	203.129	
31	84	-	10.515	x	22.061	x	1.000	x	1.000	=	231.971	277.437	1	231.971	
32	85	91	14.193	x	29.644	x	1.000	x	1.000	=	421.021	503.541	7	2947.147	
33	92	105	14.193	x	29.724	x	1.000	x	1.000	=	421.873	504.560	14	5906.222	
34	106	-	51.970	x	44.791	x	0.500	x	19.871	=	961.349	1149.797	1	961.349	
35	107	-	44.791	x	37.614	x	0.500	x	19.871	=	818.735	979.207	1	818.735	
36	108	-	37.614	x	30.438	x	0.500	x	19.871	=	676.131	808.653	1	676.131	
37	109	-	30.438	x	21.667	x	0.500	x	19.871	=	517.689	619.156	1	517.689	
38	110	-	21.667	x	12.836	x	0.500	x	19.871	=	342.804	409.994	1	342.804	
39	111	-	41.919	x	34.893	x	0.500	x	14.422	=	553.891	662.454	1	553.891	
40	112	-	34.893	x	28.092	x	0.500	x	14.422	=	454.112	543.118	1	454.112	
41	113	-	28.092	x	21.753	x	0.500	x	14.422	=	335.891	425.455	1	335.891	
42	114	-	21.723	x	14.462	x	0.500	x	14.422	=	257.485	308.191	1	257.485	
43	115	118	14.422	x	25.840	x	1.000	x	1.000	=	372.444	445.706	4	1490.656	
44	119	120	13.392	x	33.826	x	1.000	x	1.000	=	452.998	541.786	2	905.996	
45	121	-	15.000	x	28.000	x	1.000	x	1.000	=	420.000	502.320	1	420.000	
46	122	129	15.000	x	25.862	x	1.000	x	1.000	=	387.930	463.964	8	3103.440	
47	130	133	10.500	x	20.996	x	1.000	x	1.000	=	220.458	263.668	4	881.832	
48	134	140	10.625	x	22.056	x	1.000	x	1.000	=	234.345	280.277	7	1640.415	
49	141	145	15.000	x	30.000	x	1.000	x	1.000	=	450.000	538.200	5	2250.000	
50	146	-	15.614	x	30.000	x	1.000	x	1.000	=	468.420	560.230	1	468.420	
51	147	-	14.434	x	30.000	x	1.000	x	1.000	=	433.020	517.892	1	433.020	
52	148	159	14.432	x	30.000	x	1.000	x	1.000	=	432.960	517.820	12	5195.520	
53	160	-	14.434	x	30.000	x	1.000	x	1.000	=	433.020	517.892	1	433.020	
54	161	-	14.434	x	28.000	x	1.000	x	1.000	=	404.152	483.366	1	404.152	
55	162	167	14.432	x	28.000	x	1.000	x	1.000	=	404.096	483.299	6	2424.576	
56	168	-	10.126	x	21.440	x	1.000	x	1.000	=	217.101	259.653	1	217.101	
57	169	186	10.100	x	21.440	x	1.000	x	1.000	=	216.544	258.967	18	3897.792	
			-	18.670	x	21.440	x	0.500	x	5.074	=	101.739	121.704		-
58	187	-	5.052	x	21.440	x	1.000	x	1.000	=	108.319	129.545		-	
			-	-	-	-	-	-	-	=	210.074	251.249	1	210.074	
59	188	-	21.798	x	32.817	x	1.000	x	1.000	=	715.345	855.553	1	715.345	
59	189	-	14.553	x	32.817	x	1.000	x	1.000	=	477.586	571.193	1	477.586	
60	190	191	20.279	x	30.000	x	1.000	x	1.000	=	608.370	727.611	2	1216.740	
61	192	-	14.764	x	30.000	x	1.000	x	1.000	=	442.920	529.732	1	442.920	
62	193	-	19.793	x	30.000	x	1.000	x	1.000	=	593.790	710.173	1	593.790	
63	194	195	20.279	x	30.000	x	1.000	x	1.000	=	608.370	727.611	2	1216.740	
TOTAL													SQ MT	85846.421	
TOTAL NO. OF PLOTS =													ACRES	21.21315	



**MAHADEV UNITED
INFRASTRUCTURE**
— BUILDING THE FUTURE —

PROJECT: MAHADEV INDUSTRIAL TOWNSHIP (MIT)

PAYMENT PLAN		
Sr. No.	Payment Stage	Amount (% age of Sale Price)
1	At the time of Booking	10%
2.	Upon execution of Builder Buyer Agreement in 30 days.	BBA will get issued.
3	Upon Start of Earth Filling Work.	
4	Upon start of Sewerage Works	10%
5	Upon start of Storm Water Line	10%
6	Upon Start of Lying of Water Supply line	10%
7	Upon Start of Internal Road Works	20%
8	Upon Start of Landscape works	10%
9	Upon connecting the Electrical infrastructure.	10%
10	On receiving of Completion Certificate & on Offer of Possession.	10%

Note:

1. That the Interest Free Maintenance Security (IFMS) shall be paid by the allottees upon offer of possession @ Rs.150/- Per Sq Yards.
2. The Stamp Duty and Registration charges as per BBA shall be extra and as per actual charged by the Government; payable at the time of offer of possession.
3. The Allottees shall be bound to execute the BBA upon allotment.

For Mahadev United Infrastructure Private Limited


Authorised Signatory

Affidavit				Date : 23/07/2026	
Certificate No.	TBW2026G76			Stamp Duty Paid : ₹ 101	
GRN No.	156143264			(Rs. Only)	
				Penalty : ₹ 0	
				(Rs. Zero Only)	
Deponent					
Name :	Mahadev united infra pvt ltd				
H.No/Floor :	Na	Sector/Ward :	Na	Landmark :	Na
City/Village :	Sonipat	District :	Soniat	State :	Haryana
Phone :	80*****00	Others :	Mahadevunitedinfrapvtltd		
					
Purpose : REP2FORSUBMISSIONATRERAOFFICEPANCHKULA to be submitted at Hrerapkl					

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.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 Sh. Rajbir Singh Dahiya Authorized Signatory of the Promoter i.e. Mahadev United Infrastructure Pvt. Ltd. of the proposed project namely "MAHADEV INDUSTRIAL TOWNSHIP (MIT)" over an additional area measuring 13.91250 Acres for Industrial Plotted Colony falling in Village Jharoth Tehsil Kharkhoda, District Sonipat.

I, Rajbir Singh Dahiya duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

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

For Mahadev United Infrastructure Private Limited

Authorised Signatory

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

Authorised Signatory

Deponent

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 Panchkula on this 3rd August, 2026.

For Mahadev United Infrastructure Private Limited

Authorised Signatory

Deponent