



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.03.2025.**

**Item No. 280.03**

**(v) Promoter: ADM Developers.**

**Project : "Mayur City" an Affordable Residential plotted colony (under DDJAY) over an area measuring 18.325 Acres situated in the revenue estate of Village Jhajjar, Sector-27, Jhajjar.**

**Temp ID : RERA-PKL-1597-2024**

**Present: Sh. Jyoti Sidana Authorized representative of the promoter.**

1. This application is for registration of a new project "Mayur City" an Affordable Residential plotted colony (under DDJAY) over an area measuring 18.325 Acres situated in the revenue estate of Village Jhajjar, Sector-27, Jhajjar License No. 144 of 2024 dated 13.11.2024 valid upto 12.11.2029 has been granted by Town and Country Planning Department.
2. The application was examined and following observations were conveyed to the promoter on 25.02.2025:
  - i. Copy of entry in Revenue record not submitted.
  - ii. The payment Plan is not in accordance to the RERA rules.
  - iii. Only 9 licencees have been mentioned in REP (I) Part B instead of 27 licencees.
  - iv. An undertaking be given that no clause of the collaboration agreement/ Power of Attorney shall be altered without the consent of RERA Panchkula.
  - v. Details of Personnel appointed by Sachdeva Consultants and the works executed by them have not been submitted.
3. The promoter vide letter dated 04.03.2025 and 05.03.2025 has complied with the above deficiencies.



4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- III. That following plots coming to the share of landowner/licenceses cannot be put to sale by the promoter:-

1. Anand Mohan Sharma, Rajiv Goel, Anjali Sachdeva, Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mrs. Anjali Sachdeva	F	111	133.672	1	133.672
	W	10	118.828	1	118.828
	W	14	118.828	1	118.828
	S	53	122.227	1	122.227
	C	127	118.332	1	118.332
	E	186	144.542	1	144.542
			<b>Total</b>	<b>6</b>	<b>756.429 Sqm</b>
Mr. Rajiv Goel	Q	73	140.204	1	140.204
	G	160	128.803	1	128.803
	U	38	130.227	1	130.227
	W	11	118.828	1	118.828
				<b>Total</b>	<b>4</b>
Mr. Anand	Q	69	140.204	1	140.204
	G	161	128.803	1	128.803



Mohan Sharma	U	37	130.227	1	130.227
	B	140	133.348	1	133.348
			<b>Total</b>	<b>4</b>	<b>532.582 Sqm</b>
Mr. Anand Parkash sachdeva	N	274	106.720	1	106.720
	B	134	133.348	1	133.348
	F	110	133.672	1	133.672
	X	3	79.046	1	79.046
			<b>Total</b>	<b>4</b>	<b>452.786 Sqm</b>
			<b>GrandTotal</b>	<b>18 Plots</b>	<b>2259.859Sqm</b>

2. Vijay Schrawat, Yiyashu Maheshwari, Anand Parkash Sachdeva, Anjali Sachdeva, Akash Sachdeva, Karan Vijan, Anshul Vijan, Niranjn Kumar and Sunil Kumari

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Vijay Schrawat	N	279	106.720	1	106.720
	G	1155	128.803	1	128.803
	I	215	120.338	1	120.338
	I	211	120.338	1	120.338
	L	302	148.280	1	148.280
	W	13	118.828	1	118.828
	W	16	118.828	1	118.828
	B	137	133.348	1	133.348
	X	2	79.046	1	79.046
			<b>Total</b>	<b>9</b>	<b>1074.529</b>
Mr. Karan Vijan	W	20	118.828	1	118.828
	Q	67	140.204	1	140.204
	X	5	79.046	1	79.046
			<b>Total</b>	<b>3</b>	<b>338.078</b>
Mr. Anshul Vijan	W	9	118.828	1	118.828
	F	107	133.672	1	133.672
	R	52	122.740	1	122.740
			<b>Total</b>	<b>3</b>	<b>375.24</b>
Mr. Niranjn Kumar	N	284	106.720	1	106.720
	H	209	137.793	1	137.793
	B	135	133.348	1	133.348
			<b>Total</b>	<b>3</b>	<b>377.861</b>
Mrs. Sunil Kumari	I	290	120.338	1	120.338
	I	289	120.338	1	120.338
			<b>Total</b>	<b>2</b>	<b>240.676</b>
Mr. Yiyashu Maheshwari	Q	75	140.204	1	140.204
	N	268	106.720	1	106.720
	N	261	106.720	1	106.720
	N	247	106.720	1	106.720
	N	282	106.720	1	106.720



	G	158	128.803	1	128.803
	D	178	144.837	1	144.837
	B	138	133.348	1	133.348
	C	128	118.332	1	118.332
	F	112	133.672	1	133.672
	R	50	122.740	1	122.740
	U	36	130.227	1	130.227
	V	24	120.873	1	120.873
			<b>Total</b>	<b>13</b>	<b>1599.916</b>
Mr. Anand Parkash sachdeva	V	25	120.873	1	120.873
	V	32	120.873	1	120.873
	Q	66	140.204	1	140.204
	G	156	128.803	1	128.803
			<b>Total</b>	<b>4</b>	<b>510.753</b>
Mrs. Anjali Sachdeva	Q	78	140.204	1	140.204
	N	283	106.720	1	106.720
	G	157	128.803	1	128.803
			<b>Total</b>	<b>3</b>	<b>375.727</b>
Mr. Akash Sachdeva	W	12	118.828	1	118.828
	U	39	130.227	1	130.227
	Q	74	140.204	1	140.204
	G	159	128.803	1	128.803
	X	4	79.046	1	79.046
			<b>Total</b>	<b>5</b>	<b>597.108</b>
			<b>Grand Total</b>	<b>43 Plots</b>	<b>5489.888</b>

3. Surender Chawla, Yiyashu Mahehwari, Ashiesh Maheshwari, Pardeep Kumar Gahlot, Mamta, Kailash Chand Aggarwal

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Ashiesh Maheshwari	N	278	106.720	1	106.720
	H	205	137.793	1	137.793
	W	8	118.828	1	118.828
	W	21	118.828	1	118.828
			<b>Total</b>	<b>4</b>	<b>482.169</b>
Mr. Pardeep Kumar Gahlot	N	280	106.720	1	106.720
	C	121	118.332	1	118.332
	U	40	130.227	1	130.227
	U	41	130.227	1	130.227
			<b>Total</b>	<b>4</b>	<b>485.506</b>
Mrs. Mamta	L	303	148.280	1	148.280
	I	294	120.338	1	120.338
	D	168	144.837	1	144.837
	R	51	122.740	1	122.740



Mr. Kailash Chand Aggarwal	D	180	144.837	1	144.837
	D	167	144.837	1	144.837
	Q	55	140.204	1	140.204
	I	143	120.338	1	120.338
	K	300	128.058	1	128.058
	C	114	118.332	1	118.332
	Q	102	140.204	1	140.204
			<b>Total</b>	<b>7</b>	<b>936.81</b>
Mr. Yiyashu Maheshwari	V	29	120.873	1	120.873
	V	26	120.873	1	120.873
	V	31	120.873	1	120.873
	V	33	120.873	1	120.873
			<b>Total</b>	<b>4</b>	<b>483.492</b>
Mr. Surender Chawla	B	133	133.348	1	133.348
	A	154	123.210	1	123.210
	D	170	144.837	1	144.837
			<b>Total</b>	<b>3</b>	<b>401.395</b>
			<b>Grand Total</b>	<b>26 Plots</b>	<b>3317.567</b>

4. Mukesh Kumar, Shobit Rastogi, Manoj Mittal

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Mukesh Kumar	Q	56	140.204	1	140.204
	I	213	120.338	1	120.338
	H	204	137.793	1	137.793
	G	162	128.803	1	128.803
	G	163	128.803	1	128.803
	D	172	144.837	1	144.837
	E	193	144.542	1	144.542
	A	151	123.210	1	123.210
			<b>Total</b>	<b>8</b>	<b>1068.53</b>
Mr. Shobit Rastogi	Q	57	140.204	1	140.204
	I	293	120.338	1	120.338
	H	205	137.793	1	137.793
	C	116	118.332	1	118.332
	C	125	118.332	1	118.332
	D	173	144.837	1	144.837
	E	192	144.542	1	144.542
	A	150	123.210	1	123.210
			<b>Total</b>	<b>8</b>	<b>1047.588</b>
Mr. Manoj Mittal	N	254	106.720	1	106.720
	N	275	106.720	1	106.720
	J	296	134.773	1	134.773
	F	109	133.672	1	133.672



	C	117	118.332	1	118.332
	C	124	118.332	1	118.332
	D	174	144.837	1	144.837
	E	191	144.542	1	144.542
	B	141	133.348	1	133.348
			<b>Total</b>	<b>9</b>	<b>1141.322</b>
			<b>Grand Total</b>	<b>25 Plots</b>	<b>3257.394</b>

5. Deepak Gahlot

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Deepak Gahlot	Q	68	140.204	1	140.204
	N	281	106.720	1	106.720
	C	115	118.332	1	118.332
	F	108	133.672	1	133.672
	V	27	120.873	1	120.873
	V	30	120.873	1	120.873
	T	47	121.736	1	121.736
	B	139	133.348	1	133.348
	W	15	118.828	1	118.828
	R	48	122.740	1	122.740
	C	129	118.332	1	118.332
	D	164	144.837	1	144.837
	X	001	79.046	1	79.046
	N	260	106.720	1	106.720
			<b>Total</b>	<b>14 Plots</b>	<b>1686.261</b>

6. Shri Bhagwan Yadav, Mukesh Yadav, Sunder Yadav

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Shri Bhagwan Yadav	L	306	148.280	1	148.280
	Q	80	140.204	1	140.204
	E	187	144.542	1	144.542
	B	142	133.348	1	133.348
				<b>Total</b>	<b>4</b>
Mr. Mukesh Yadav	L	307	148.280	1	148.280
	H	207	137.793	1	137.793
	E	188	144.542	1	144.542
	B	144	133.348	1	133.348
				<b>Total</b>	<b>4</b>
Mr. Sunder	L	308	148.280	1	148.280
	H	208	137.793	1	137.793



Yadav	B	145	133.348	1	133.348
	J	295	134.773	1	134.773
			<b>Total</b>	<b>4</b>	<b>554.194</b>
			<b>Grand Total</b>	<b>12 Plots</b>	<b>1684.531</b>

7. Rakesh Kumar HUF, Gulshan Kumar Arora HUF, Surender Chawla

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Rakesh Kumar HUF	D	175	144.837	1	144.837
	E	190	144.542	1	144.542
	Q	76	140.204	1	140.204
	N	253	106.720	1	106.720
			<b>Total</b>	<b>4</b>	<b>536.303</b>
Mr. Gulshan Kumar Arora HUF	D	176	144.837	1	144.837
	E	189	144.542	1	144.542
	D	165	144.837	1	144.837
	N	276	106.720	1	106.720
			<b>Total</b>	<b>4</b>	<b>540.936</b>
Mr. Surender Chawla	N	277	106.720	1	106.720
	N	251	106.720	1	106.720
	N	252	106.720	1	106.720
	I	213	120.338	1	120.338
	I	292	120.338	1	120.338
	H	206	137.793	1	137.793
	C	113	118.332	1	118.332
			<b>Total</b>	<b>7</b>	<b>816.961</b>
			<b>Grand Total</b>	<b>15 Plots</b>	<b>1894.2</b>

8. Mr. Vineet Kumar Agarwal, Smt. Tripti Gulati

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Vineet Kumar Agarwal	N	262	106.720	1	106.720
	N	267	106.720	1	106.720
			<b>Total</b>	<b>2</b>	<b>213.44</b>
Smt. Tripti Gulati	D	171	144.837	1	144.837
	E	194	144.542	1	144.542
			<b>Total</b>	<b>2</b>	<b>289.379</b>



			<b>Grand Total</b>	<b>4 Plots</b>	<b>502.819</b>
--	--	--	--------------------	--------------------	----------------

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

- IV. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. The following plots mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

S. No.	Plot Category	Area of Each Plot (in Sqm.)	No. of Plots	Total Area (in Sqm)
1.	A	123.210	9	1108.890
2.	B	133.348	5	666.740
3.	D	144.837	5	724.187
4.	E	144.542	3	433.626
5.	K	128.058	3	384.173
6.	L	148.280	11	1631.076
7.	M	126.00	4	504.00
8.	R	122.740	3	368.220
9.	X	79.046	7	553.321
		Total	50	<b>6374.234</b>





- IX. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- X. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- XI. That the promoter shall not sell any part of the commercial site measuring 0.425 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot saleable area to the landowners (with mutual consent) in accordance to the collaboration agreement before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority before any sale of the commercial site.
- XII. 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.

The office is directed to incorporate the necessary changes in REP-I Part B.

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Dhruv)

A. A. L. L.  
19/03/25