



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.12.2025.

Item No. 307.03

(ii) **Promoter:** ASSOCIATE REAL ESTATE DEVELOPERS LLP.

Project: "LAVENDER GREENS", an Affordable Residential Plotted Colony (under DDJAY-2016) over an 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.

Temp ID: RERA-PKL-1874-2025.

Present: Sh. Vikas Sharma (Authorized Representative) on behalf of the Promoter.

1. This application is for registration of the project namely; "LAVENDER GREENS", an Affordable Residential Plotted Colony (under DDJAY-2016) over an 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 2023 dated 06.12.2023 granted for 18.48125 acres) situated in the revenue estate of Village Allahpur & Patli Khurd, Sector 5, Palwal which has been granted by Town and Country Planning Department in favour of Associate Real Estate Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. Whether the entry of licence has been made in revenue records.
- ii. Cash flow statement not submitted.
- iii. Payment plan not submitted.
- iv. Non-Default Certificate is not submitted in original.
- v. CA Certificate certifying that the REP-I (A to H) details not submitted.



- vi. CP-50 is not legible.
- vii. Emails I'd of all the partners and authorized representative are same.
- viii. Date of completion of the project mentioned in Form REP-II is different.
- ix. ITR of Associate Real Estate Developers LLP for FY- 2025-26 be submitted.
- x. Paid-up capital is not adequate to develop the project. Net worth of LLP and Partners be submitted.
- xi. Consent of 2/3 allottees be submitted.
- xii. A copy of the Bilateral agreement/ LC-IV & LC-IVA executed with the DTCP be submitted.
- xiii. List of number of plots falling under 2.34375 acres be submitted.
- xiv. The number of plots mentioned in REP-I is 379, whereas in the revised layout plan the number of plots is 378. A clarification regarding this discrepancy be submitted.
- xv. There is a mismatch in the partner's details provided by the promoter and the details available on the MCA website.
- xvi. REP-I form indicating details for 2.34375 acres be submitted.

3. The promoter vide replies dated 01.12.2025, 08.12.2025 & 10.12.2025 has complied with all the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- 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 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.
 - 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 REP-I should be incorporated in the BBA along with the quantum of all other charges 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.
4. The following documents be uploaded by the office on the web portal along with the supplementary registration: -
- a. Form A to H.
 - b. Form Rep II.
 - c. Revised Layout Plan.
5. After issuance of supplementary registration certificate, the Temp Id 1874-2025 will be disposed of.



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.