



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

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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.12.2025.**

**Item No. 308.03**

(iii) **Promoter:** 12th Avenues LLP.

**Project:** "12th AVENUE" a mixed land use colony (70% Commercial and 30% Residential) under TOD Policy dated 09.02.2016 on land measuring 8.8375 acres situated in the revenue estate of Village Sarai Khawaja, Sector 27 C, Faridabad.

**Temp ID:** RERA-PKL- 1804-2025.

**Present:** Sh. Rajesh Khushwaha on behalf of promoter.

1. This application is for registration of the project namely; "12th AVENUE" bearing License No. 70 of 2025 dated 14.05.2025 valid upto 13.05.2030, granted by Town and Country Planning Department, Haryana in favour of RPS Infracon LLP, Mars Infraengineering Pvt. Ltd. in collaboration with 12th Avenues LLP.

2. The application was examined and following observations were conveyed to the promoter on 12.12.2025:

- i. Payment plans at page 547 and 548 are not as per RERA Act and rules.
- ii. Brief note on financial capability of the promoter company be submitted. It should reflect as to how the promoter will develop the project and from where the funds will be arranged.
- iii. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
- iv. Net worth certificates along with ITRs of partners be submitted.
- v. Consideration which is to be given to the landowner needs to be clarified on affidavit along with the mutual consent of landowning companies.



- vi. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
  - vii. A joint undertaking needs to be submitted that the share of the landowner/licensees shall be paid from the 30% free account.
  - viii. An affidavit be submitted that there is no LLP agreement except the ones submitted.
  - ix. Estimated cost of Infrastructure in REP-I (Part C) has not been provided.
  - x. Gist of Collaboration Agreements be provided.
  - xi. Letter of approval/building plans have not been submitted.
  - xii. Registration fee can only be computed after the submission of approved building plans.
  - xiii. Is there any proportion of mortgaged land with DTCP (i.e., 0.8875 acres) forming part of the approved building plans.
3. The promoter vide replies dated 19.12.2025 and 24.12.2025 has complied with all the observations mentioned above.
4. After consideration, 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 flats/units shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
  - ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - iii. That as per the revenue sharing between the landowner/licencee companies and the promoter in the collaboration agreement, the companies will get 30% of their share from the 30% free account after adjustment of Cost to Company. That as per undertaking dated 17.12.2025, both the landowner/licencee companies and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
  - iv. 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 Form REP-I
  - v. 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.





- vi. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vii. Sh. Rajiv Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- viii. 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.
- 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. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- xi. The promoter shall submit a joint undertaking with the mutual consent of both parties allotting units in favour of land owning companies in view of collaboration agreements mentioning that the quantum saleable area alongwith unit area details. It should also be affirmed that both the promoter and landowning companies shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016.
- xii. That following Commercial Units Mortgaged with DTCP, Haryana against the Bank Guarantee furnished towards External Development Charges shall be kept freezed untill defreezed by DTCP, Haryana and RERA Panchkula:-

List of Commercial Unit Mortgaged in DTCP against the BG of EDC			
SECOND FLOOR			
S.No.	Unit No.	Description	Area in Sq.Mt.
1	S-01A	ANCHOR STORE	1252.550
2	S-01	ANCHOR STORE	1328.330
3	S-02	SHOP	45.890
4	S-03	SHOP	42.550
5	S-04	SHOP	42.550
6	S-04A	SHOP	42.550
7	S-05	SHOP	42.550
8	S-06	SHOP	51.290
9	S-06A	SHOP	45.590
10	S-07	SHOP	45.600
11	S-08	SHOP	45.220
12	S-08A	SHOP	45.250
13	S-09	SHOP	51.290
14	S-10	SHOP	42.550
15	S-10A	SHOP	42.550



16	S-11	SHOP	46.170
17	S-248	SHOP	19.960
18	S-249	SHOP	28.400
19	S-250	SHOP	23.050
20	S-251	SHOP	23.050
21	S-252	SHOP	23.050
22	S-253	SHOP	23.050
23	S-254	SHOP	23.050
24	S-255	SHOP	23.050
25	S-256	SHOP	23.050
26	S-257	SHOP	24.030
27	S-258	SHOP	17.150
28	S-259	SHOP	20.760
29	S-260	SHOP	20.770
30	S-261	SHOP	23.040
31	S-262	SHOP	23.070
32	S-263	SHOP	23.020
33	S-264	SHOP	26.910
34	S-265	SHOP	13.750
35	S-237	SHOP	23.630
36	S-236	SHOP	20.130
37	S-238	SHOP	22.330
38	S-239	SHOP	22.310
39	S-240	SHOP	23.270
40	S-241	SHOP	22.310
41	S-242	SHOP	22.310
42	S-243	SHOP	22.310
43	S-244	SHOP	22.310
44	S-245	SHOP	22.310
45	S-246	SHOP	22.010
46	S-247	SHOP	28.490
47	S-202	SHOP	12.680
48	S-203	SHOP	11.150
49	S-204	SHOP	22.510
50	S-205	SHOP	22.510
51	S-206	SHOP	22.510
52	S-207	SHOP	22.510
53	S-208	SHOP	22.510
54	S-209	SHOP	22.510
55	S-210	SHOP	22.510
56	S-211	SHOP	23.030
57	S-212	SHOP	14.860
58	S-197	SHOP	51.310
59	S-198	SHOP	39.010
60	S-199	SHOP	39.010
61	S-200	SHOP	49.800
62	S-201	SHOP	12.240





63	S-282	SHOP	22.590
64	S-283	SHOP	21.360
65	S-281	SHOP	23.050
66	S-280	SHOP	23.050
67	S-279	SHOP	23.050
68	S-278	SHOP	23.050
69	S-277	SHOP	23.050
70	S-276	SHOP	23.050
71	S-275	SHOP	23.050
72	S-274	SHOP	24.020
73	S-273	SHOP	17.130
74	S-272	SHOP	20.770
75	S-271	SHOP	20.790
76	S-270	SHOP	23.050
77	S-269	SHOP	23.040
78	S-268	SHOP	23.050
79	S-267	SHOP	26.910
80	S-266	SHOP	13.740
81	S-235	SHOP	23.620
82	S-234	SHOP	20.150
83	S-233	SHOP	22.310
84	S-232	SHOP	22.310
85	S-231	SHOP	23.250
86	S-230	SHOP	22.310
87	S-229	SHOP	22.310
88	S-228	SHOP	22.310
89	S-227	SHOP	22.310
90	S-226	SHOP	22.300
91	S-225	SHOP	19.160
92	S-224	SHOP	13.860
93	S-222	SHOP	27.630
94	S-221	SHOP	22.560
95	S-220	SHOP	22.560
96	S-219	SHOP	22.570
97	S-218	SHOP	22.560
98	S-217	SHOP	22.560
99	S-216	SHOP	22.560
100	S-215	SHOP	12.820
101	S-214	SHOP	14.190
102	S-212A	SHOP	17.800
103	S-196	SHOP	33.150
104	S-195	SHOP	41.000
105	S-194	SHOP	37.010
106	S-193	SHOP	51.930
107	S-223	SHOP	10.390
108	S-FO-01	AUDI FOYER	652.650



<b>Total</b>			<b>6007.576</b>
<b>3RD FLOOR</b>			
<b>S.No.</b>	<b>Unit No.</b>	<b>Description</b>	<b>Area in Sq.Mt.</b>
109	C-301	AUDI 1	382.220
110	C-302	AUDI 2	351.770
111	C-303	AUDI 3	357.840
112	C-304	AUDI 4	408.130
113		AUDI EXIT CORRIDOOR	73.440
<b>Total</b>			<b>1573.645</b>
<b>4th FLOOR</b>			
<b>S.No.</b>	<b>Unit No.</b>	<b>Description</b>	<b>Area in Sq.Mt.</b>
114	C-01	AUDI PROJECTOR ROOM	108.430
115	P-02	CLUB	1243.390
116	P-01	CLUB	3603.850
<b>Total</b>			<b>4992.301</b>
<b>Grand Total</b>			<b>12573.522</b>

- I. 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 and the QR code on the top right corner.
5. The office is directed to update estimated cost of project and infrastructure as per reply dated 24.12.2025.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

STP  
(on leave).

LA-Shubham  
(on leave) *[Signature]* 29/12