



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 03.12.2025.

Item No. 306.03

(vi) **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) & Sh. Harvir Singh (Legal Consultant) 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 on 01.12.2025 submitted his reply to the deficiencies conveyed. However, the Authority upon perusal of the reply observed that the deficiencies have been insufficiently complied particularly observations at Sr. No. (ii), (iii), (vi), (viii), (ix) & (xi) of letter dated 28.11.2025.
4. Since the application for registration was received on 19.11.2025, the Authority hereby grants a final opportunity to the Promoter to comply with the above deficiencies by 08.12.2025 and list the case on 10.12.2025.
5. Adjourned to 10.12.2025.



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.

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8/12/25

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