



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY namely "Eldeco Paradiso" to be developed on land measuring 35.342 acres, in Village Shimla Mulana, Sector-40, Panipat vide

Registration No. HRERA-PKL-PNP-299-2022

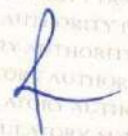
Dated: 24.03.2022

1. The promoter of the project is Eldeco Green Park Infrastructure Ltd., 201-212, Splendor Forum, 2nd Floor, Jasola District Centre, New Delhi-110025. The promoter is a Public Company(Limited by Shares) registered with Registrar of Companies, Delhi with Corporate Identity Number-CIN: U45201DL2006PLC145950 having PAN No. AACCG5447J

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2. The information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
3. This Registration is being granted subject to the following conditions that the promoter shall :
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II
 - iii) apart from the price of the plot, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) submit a copy of the brochure and each advertisement(s) immediately after publication.



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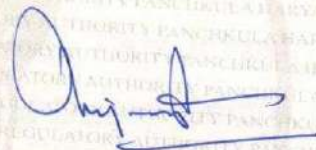
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) complete the project by 16th January, 2025.

Special Condition

- a. The promoter shall submit a copy of building plans approved in respect of commercial pockets measuring 0.3216 acres, 0.4185 acres and 0.3619 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pockets.
- b. The promoter shall submit a copy of service plans to the Authority immediately after its approval by Town & Country Planning Department.



Dilbag Singh Sihag
Member



Rajan Gupta
Chairman

To be read with Licence No. 04 of 2020 Dated 17.01.2020.

This revised layout-cum-demarcation for an area measuring 10.94873 acres (Drawing No. DTCP-7677 dated 02.12.2021) comprising of Licence No. 04 of 2020 dated 17.01.2020 in respect of Affordable Residential Plotted Colony (Under Deed Jay Anaya Awaj) being developed by Herman Fin Properties Ltd. & others. Co-Herman Properties Pvt. Ltd. in Sector-40, Panipat is hereby approved subject to the following conditions:

- 1. This revised layout-cum-demarcation shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plan as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall provide the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the HSPV/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(ii) of the Act No. 17 of 1975.
12. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Camps lighting.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/12/2005-Show dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

To be read with Licence No. 04 of 2020 Dated 17.01.2020.

This revised layout-cum-demarcation for an area measuring 13.65225 acres (Drawing No. DTCP-7699 dated 02.12.2021) comprising of Licence No. 04 of 2020 dated 17.01.2020 in respect of Affordable Residential Plotted Colony (Under Deed Jay Anaya Awaj) being developed by Herman Fin Properties Ltd. & others. Co-Herman Properties Pvt. Ltd. in Sector-40, Panipat is hereby approved subject to the following conditions:

- 1. This revised layout-cum-demarcation shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plan as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall provide the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the HSPV/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(ii) of the Act No. 17 of 1975.
12. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Camps lighting.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/12/2005-Show dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

To be read with Licence No. 04 of 2020 Dated 17.01.2020.

This revised layout-cum-demarcation for an area measuring 10.71875 acres (Drawing No. DTCP-7676 dated 02.12.2021) comprising of Licence No. 03 of 2020 dated 17.01.2020 in respect of Affordable Residential Plotted Colony (Under Deed Jay Anaya Awaj) being developed by Herman Fin Properties Ltd. & others. Co-Herman Properties Pvt. Ltd. in Sector-40, Panipat is hereby approved subject to the following conditions:

- 1. This revised layout-cum-demarcation shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plan as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall provide the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the HSPV/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(ii) of the Act No. 17 of 1975.
12. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
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16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Table with columns: AREA STATEMENT-2, TYPE, SIZE, AREA, TOTAL AREA, MAX. FAR, MAX. GR. DEV. Includes sub-tables for AREA UNDER GREEN, AREA FOR PROVISION OF COMMUNITY FACILITIES, and DENSITY CALCULATION.

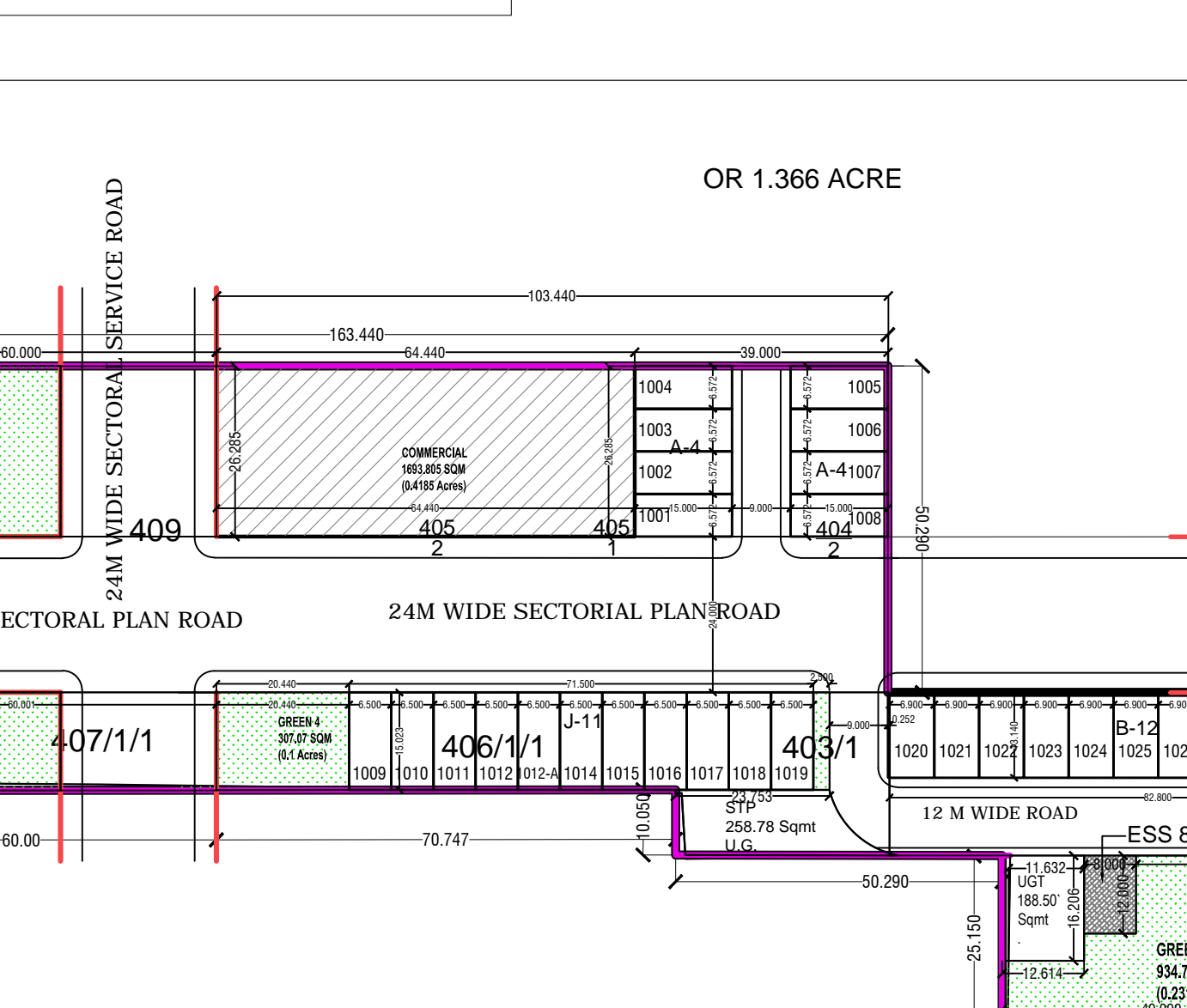


Table with columns: AREA STATEMENT-1, TYPE, SIZE, AREA, TOTAL AREA, MAX. FAR, MAX. GR. DEV. Includes sub-tables for AREA UNDER GREEN, AREA FOR PROVISION OF COMMUNITY FACILITIES, and DENSITY CALCULATION.

Table with columns: Detail of 50% Freezed Area, Category, Total No. of Plots, Area of Single Plot, Total Area in sq. mt., Mortgaged area, Rectangular/Other No. and Area in sq. mt. (M-Min).

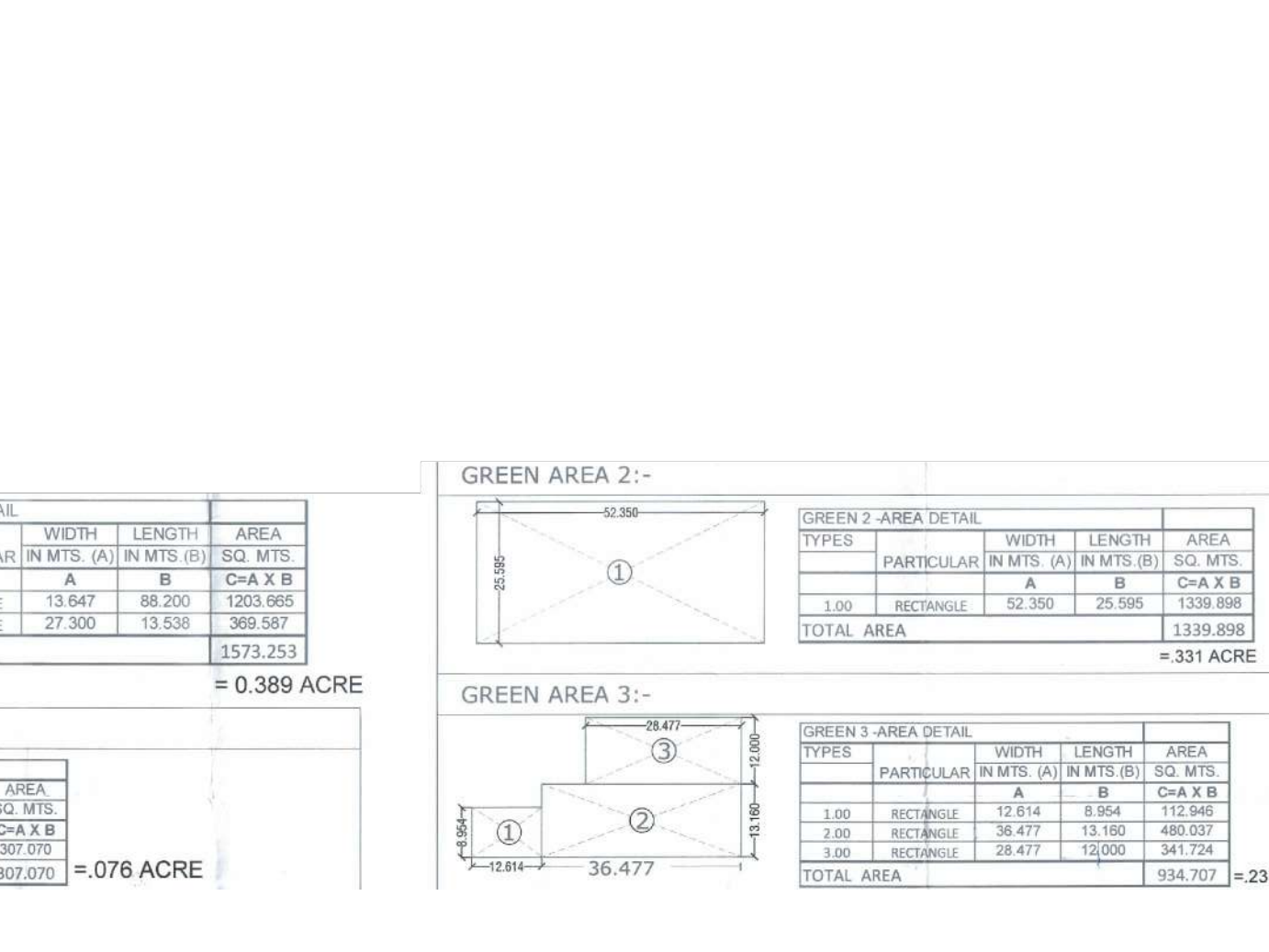


Table with columns: Detail of 15% (out of 100%) Mortgaged area, Category, Total No. of Plots, Area of Single Plot, Total Area in sq. mt., Rectangular/Other No. and Area in sq. mt. (M-Min).

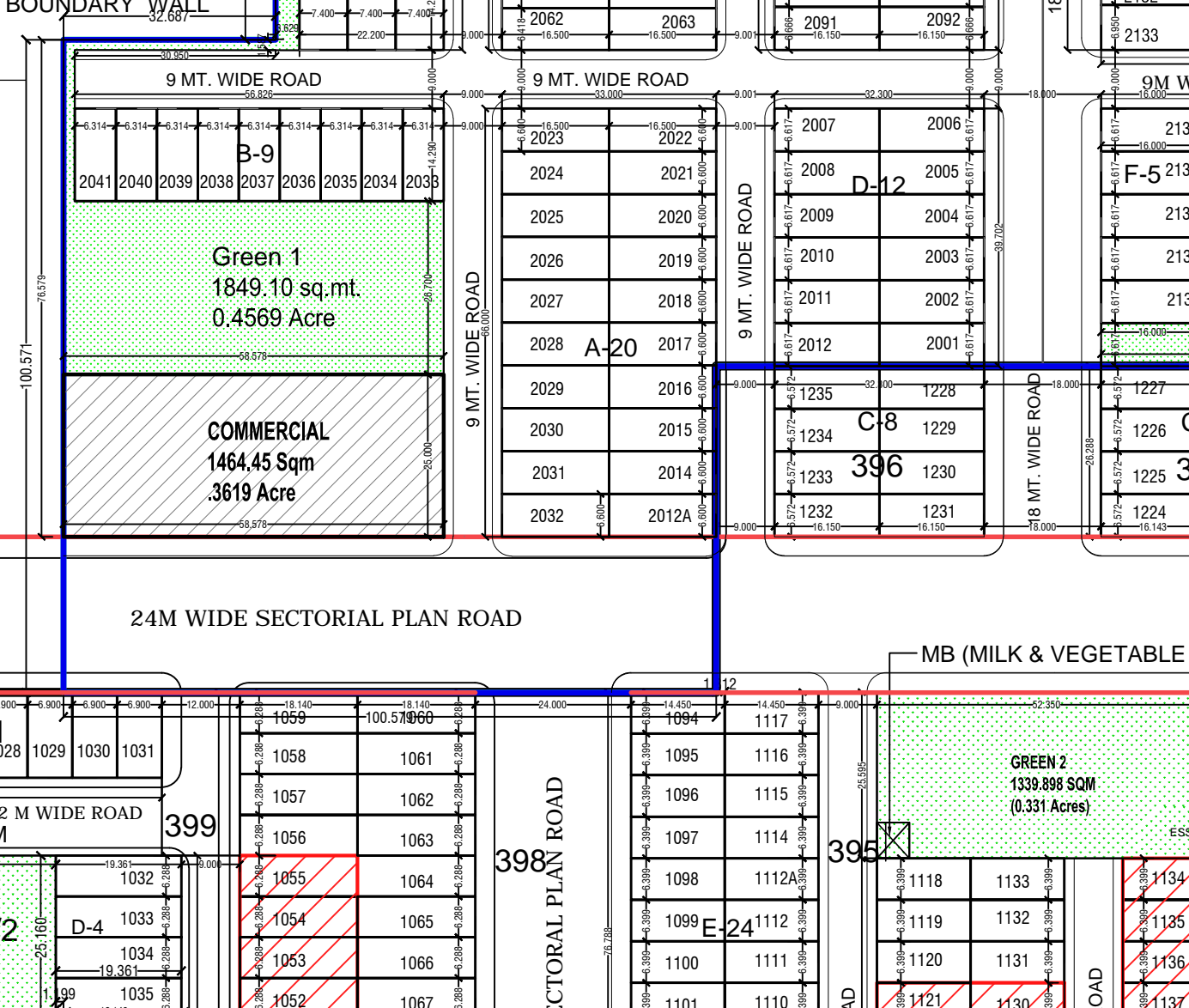


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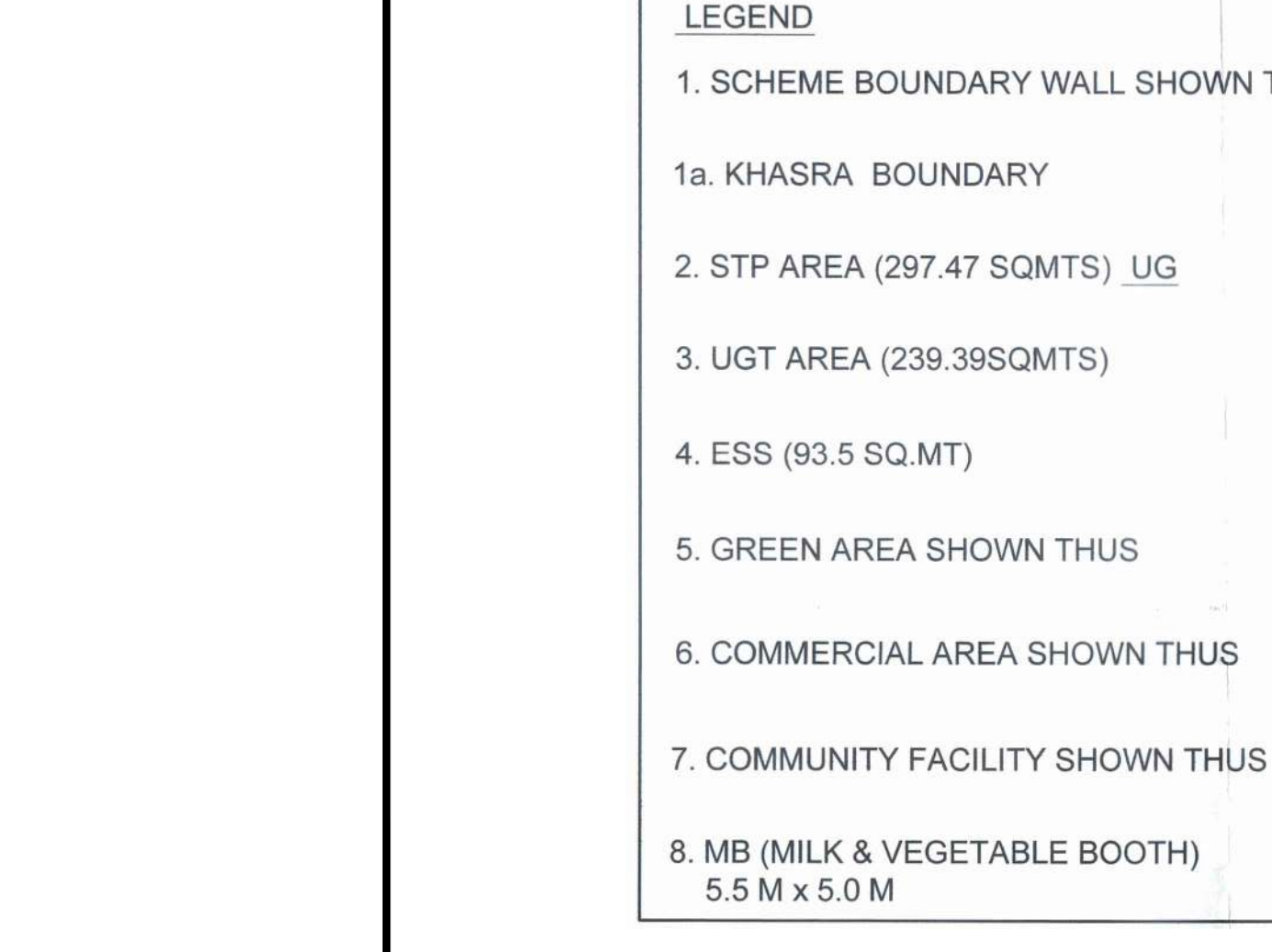


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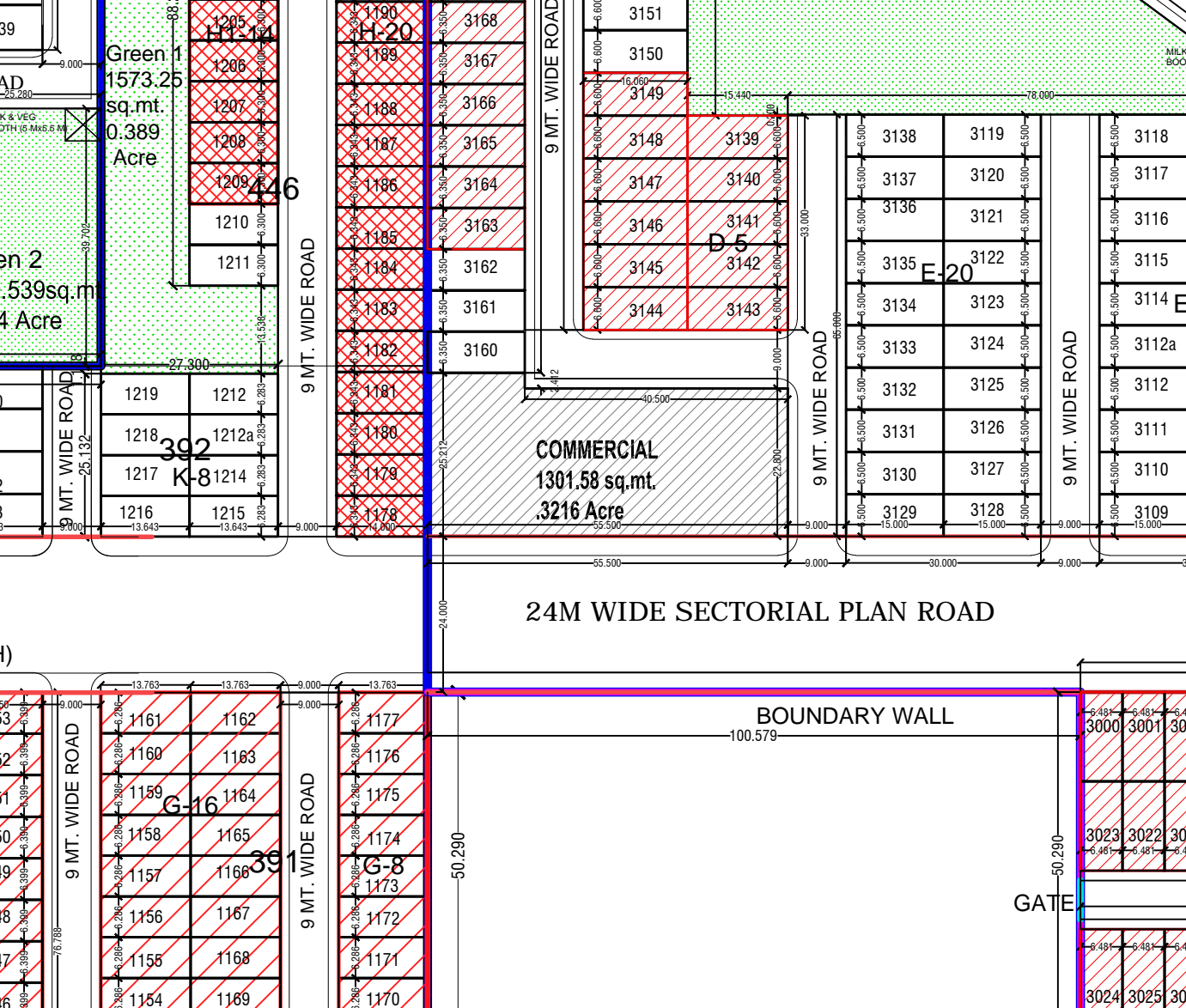


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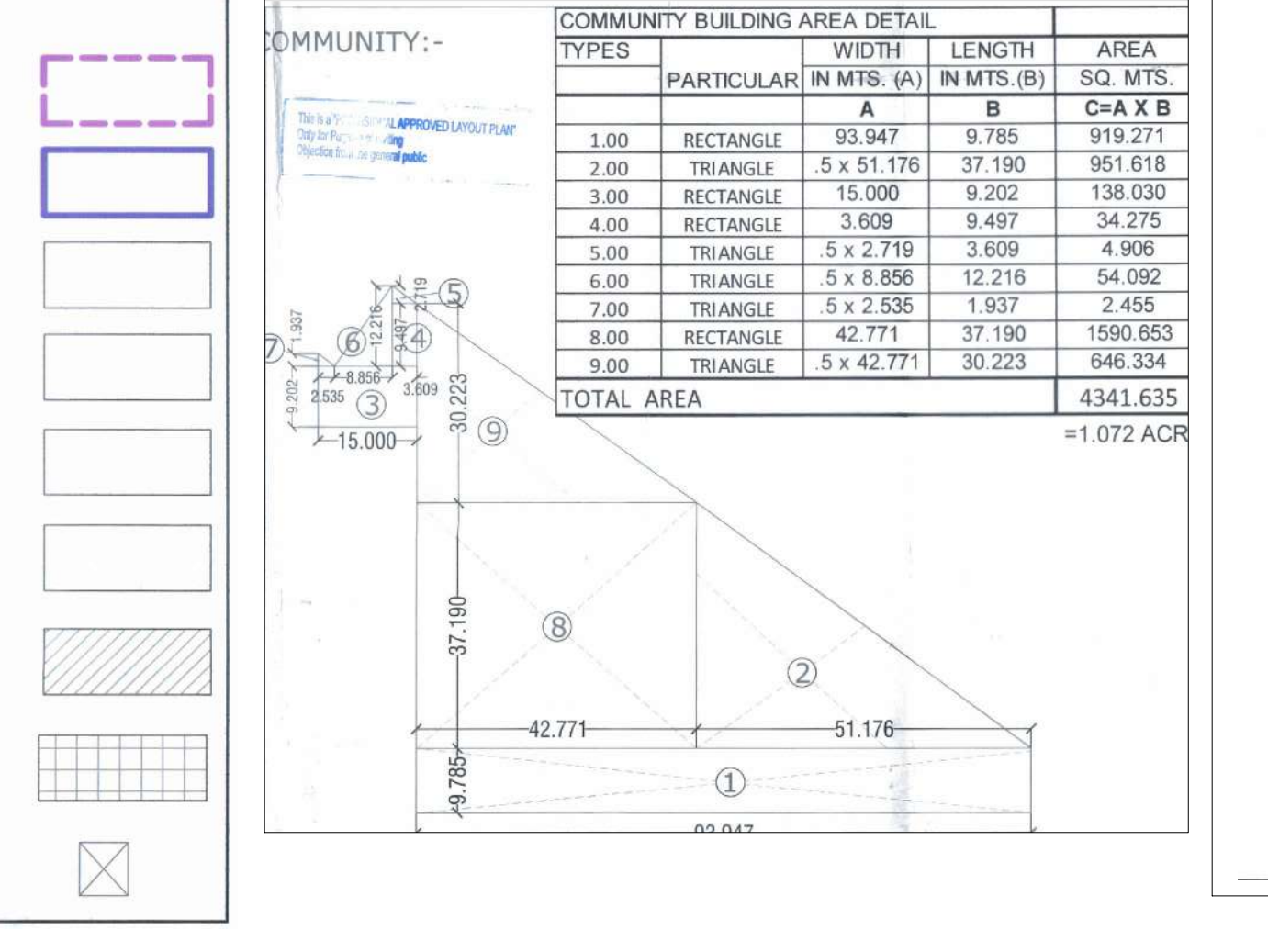


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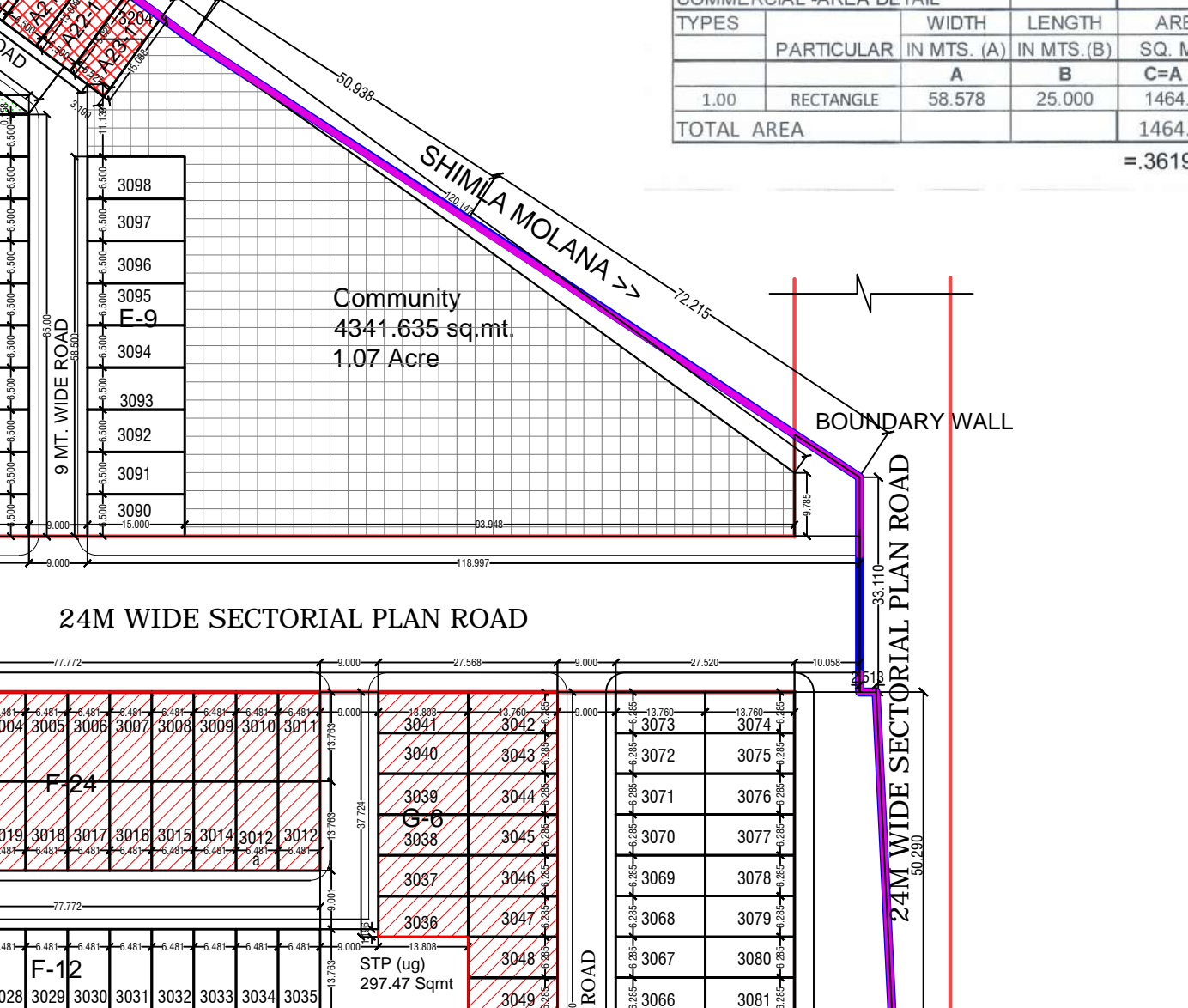
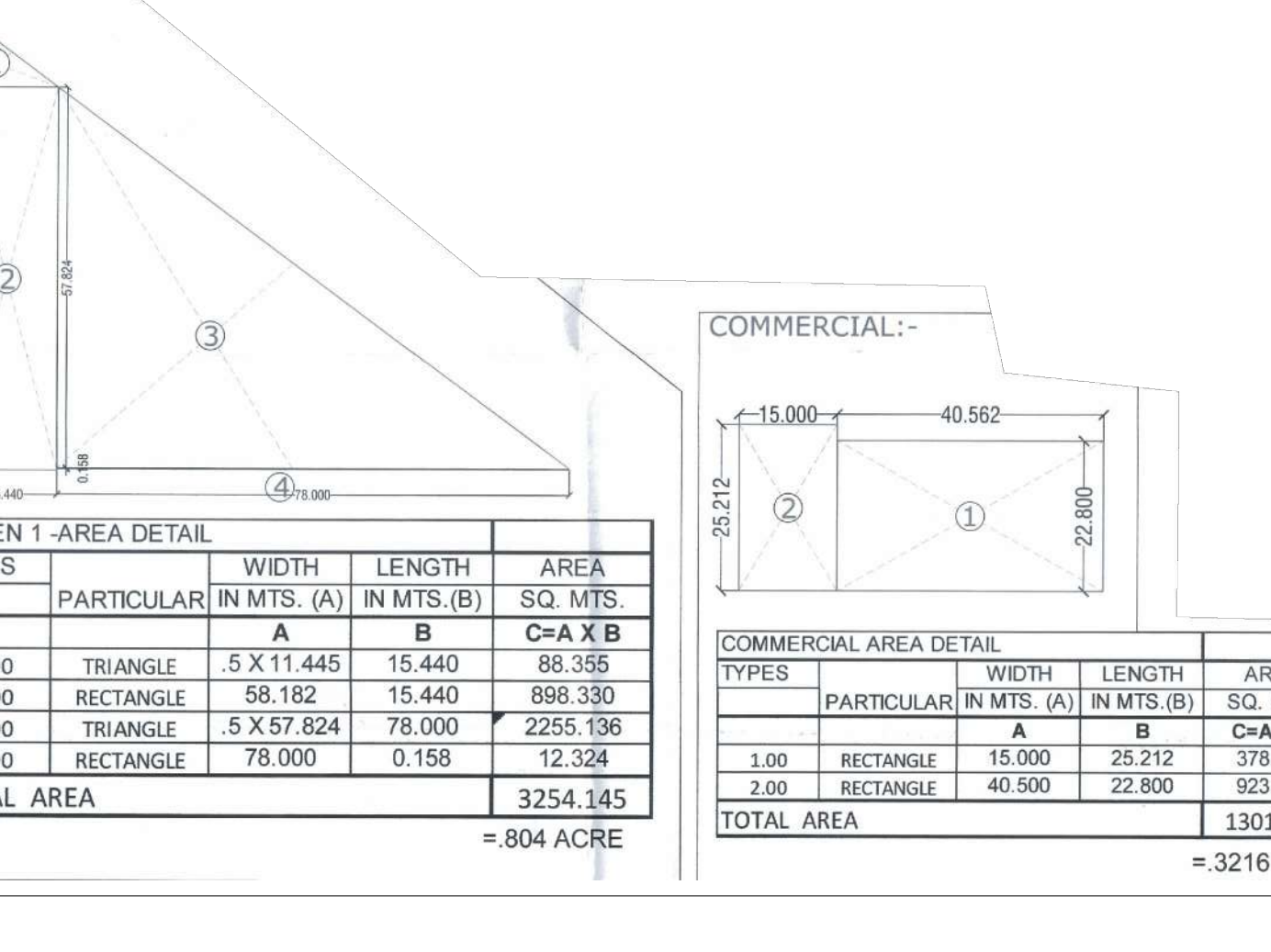


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- Notes: 1. Do not scale the dimensions, follow the written dimensions (mm), unless otherwise mentioned. 2. Dimensions shown in these drawings are structural dimensions, unless noted otherwise. 3. The drawing to be read in conjunction with relevant Architectural, Structural and M.E.P. drawings/details. 4. Any discrepancy to be brought to the notice of Architect prior to commencement of work.

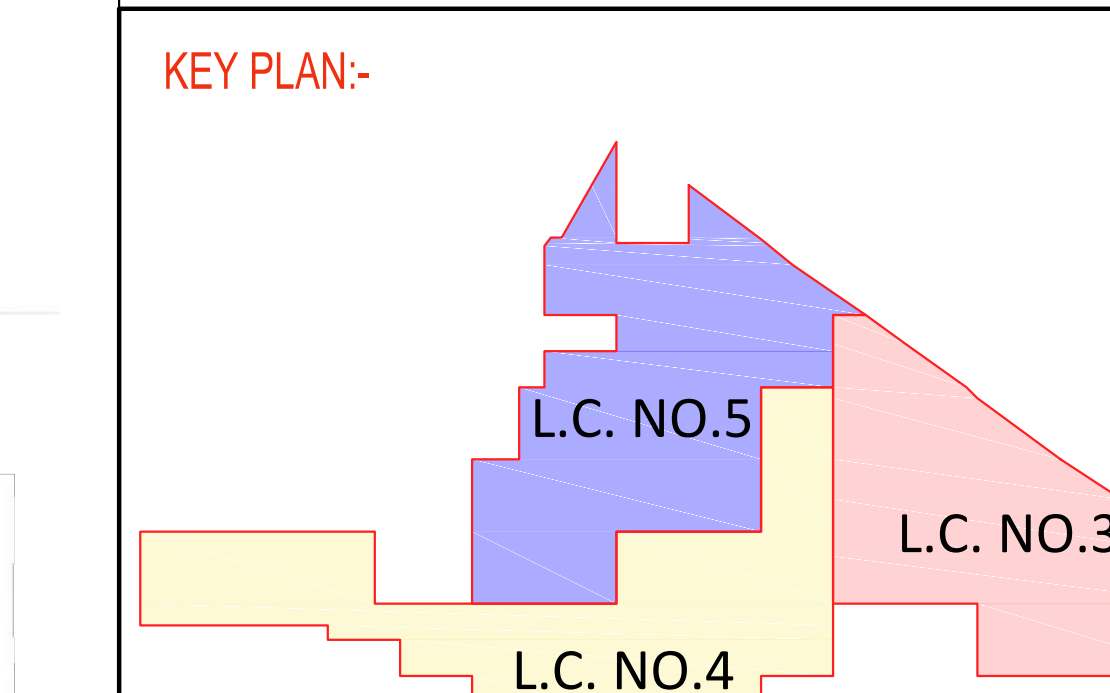
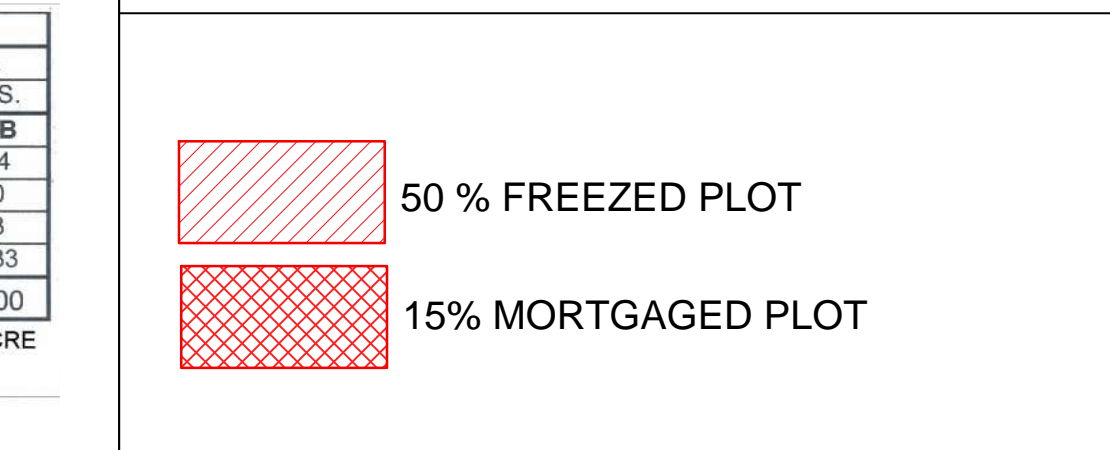
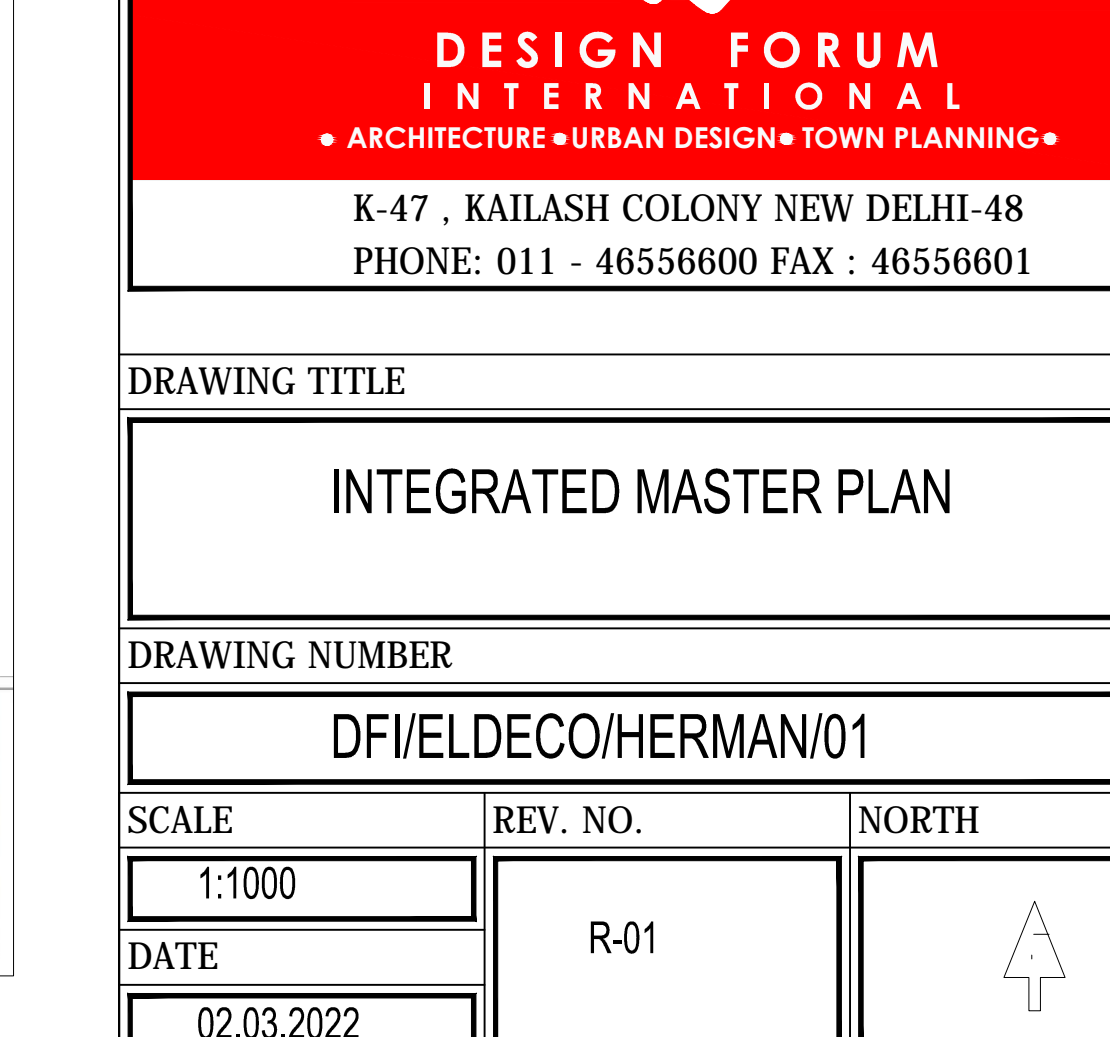


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Complex block containing project information: PROJECT NAME & ADDRESS: AFFORDABLE RESIDENTIAL PLOTTED COLONY, PANIPAT UNDER DDJAY; PROMOTER NAME: ELDECO GREEN PARK INFRASTRUCTURE LTD.; ARCHITECT: DESIGN FORUM INTERNATIONAL; DRAWING TITLE: INTEGRATED MASTER PLAN; DRAWING NUMBER: DF/ELDECO/HERMAN/01; SCALE: 1:1000; REV. NO.: R-01; DATE: 02.03.2022.