



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a residential plotted colony namely "Lotus Green City" on land measuring 50.143 acres situated in Sectors 23-24, Dharuhera, Rewari vide

Registration No. HRERA-PKL-RWR-354-2022

Dated: 29.09.2022

2. Promoter of the project is M/s AMD Estates Pvt Ltd., having its registered office at DSC-260, South Court DLF Saket New Delhi-110017. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN No. U74899DL1983PTC015293 having PAN No. AAACA1782E.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. The information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. 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) the Promoter shall 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- 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) that the promoter shall 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 said project by 11.08.2025.

Special Conditions

- i) The plots allotted to licencees are shown in tabular form and should not be put up for sale by the promoter.

Plots belonging to Epic Developers Pvt Ltd.

| Sr No. | Plot No | Plot area as per Zoning Plan (in sq. Yds) |
|-------------------|---------|---|
| 1. | D1/019 | 250 |
| 2. | D1/023 | 299 |
| 3. | D1/024 | 299 |
| 4. | D1/025 | 299 |
| 5. | D1/026 | 299 |
| 6. | D1/027 | 299 |
| 7. | D1/028 | 299 |
| 8. | D1/029 | 299 |
| 9. | D1/030 | 299 |
| 10. | D1/031 | 299 |
| 11. | D1/032 | 299 |
| 12. | D1/033 | 349 |
| 13. | C2/026 | 349 |
| 14. | C2/004 | 497 |
| Total Area | | 4435 |

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Plots belonging to M/s Rex Builders Pvt Ltd.

| Sr No | Plot No | Plot area as per Zoning Plan (in sq. Yds) |
|-------------------|---------|---|
| 1. | B6/017 | 956 |
| 2. | B6/018 | 599 |
| 3. | B7/001 | 801 |
| 4. | B7/002 | 599 |
| 5. | B7/003 | 599 |
| 6. | B7/004 | 599 |
| 7. | B7/005 | 599 |
| 8. | B7/006 | 599 |
| 9. | B7/007 | 599 |
| 10. | C1/001 | 299 |
| 11. | C1/004 | 299 |
| 12. | C1/005 | 299 |
| 13. | C1/006 | 299 |
| 14. | C1/007 | 299 |
| 15. | C1/008 | 299 |
| 16. | C2/001 | 497 |
| 17. | C2/002 | 497 |
| 18. | C2/003 | 497 |
| 19. | B8/002 | 349 |
| 20. | C2/016 | 349 |
| 21. | C2/017 | 349 |
| 22. | C2/018 | 349 |
| 23. | C2/019 | 349 |
| 24. | C2/020 | 349 |
| 25. | C2/021 | 349 |
| 26. | C2/022 | 349 |
| 27. | C2/023 | 349 |
| 28. | C2/024 | 349 |
| 29. | C2/025 | 349 |
| 30. | D1/017 | 349 |
| Total Area | | 13423 |

Plots belonging to M/s Pisces Merchandise Pvt Ltd.

| S No | Plot No | Size of plot as per Zoning Plan(in sq. yds) |
|------|---------|---|
| 1 | A5/010 | 183 |

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

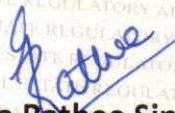
Plots belonging to M/s Image Promoters Pvt Ltd.

| Sr No | Plot No | Plot area as per Zoning Plan(in sq. Yds) |
|-------------------|---------|--|
| 1. | C2/005 | 497 |
| 2. | C2/007 | 299 |
| 3. | C2/009 | 250 |
| 4. | C2/010 | 250 |
| 5. | C2/011 | 299 |
| 6. | C2/012 | 385 |
| 7. | C2/012a | 349 |
| 8. | C2/014 | 349 |
| 9. | C2/015 | 349 |
| 10. | C2/027 | 349 |
| 11. | C2/028 | 385 |
| 12. | C3/004 | 299 |
| 13. | C3/005 | 299 |
| 14. | C4/001 | 450 |
| 15. | C4/002 | 450 |
| 16. | C4/003 | 450 |
| 17. | C4/004 | 450 |
| 18. | C4/005 | 450 |
| 19. | D1/001 | 349 |
| 20. | D1/002 | 299 |
| 21. | D1/003 | 299 |
| 22. | D1/004 | 349 |
| 23. | D1/005 | 349 |
| 24. | D1/006 | 349 |
| 25. | D1/007 | 349 |
| 26. | D1/008 | 349 |
| 27. | D1/009 | 349 |
| 28. | D1/010 | 349 |
| 29. | D1/011 | 349 |
| 30. | D1/012 | 349 |
| 31. | D1/012a | 349 |
| 32. | D1/014 | 349 |
| 33. | D1/015 | 349 |
| 34. | D1/016 | 349 |
| Total Area | | 12093 |


HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Licenses can sell their plots to any third party only after possession of plots is handed over to them after receipt of completion certificate in respect of the project.

- ii) Promoter shall submit a copy of service plans to the Authority immediately after its approval by Town & Country Planning Department.
- iii) Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 1.70 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Dilbag Singh Sihag
Member Chairman