



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Commercial Plotted Colony namely "Carnival" over an area measuring 2.70 acres situated in the revenue estate of village Padiyawas, Sector-25, Rewari vide

Registration No. HRERA-PKL-RWR-532-2023

Dated:02.01.2024

2. Promoter of the project is Aadsaa Developers Private Limited, having its registered office at House no. 178, sector 3, Rewari-123401, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2019PTC079832 having PAN No AASCA1940N.

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3. 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 .
4. This Registration is being granted subject to 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) 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.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority 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) 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) the said project shall be completed by 30.04.2024.

Special Conditions

- i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. 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.



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- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Total no. of Plots	Size of the Plot in Sq. Mtr.	Landowner	Total Area of Plots in Sq. Mtr.
1.	5	1	1264.663	Sh. Gautam Yadav	1264.663
2.	6-11	6	107.84	Sh. Narender Singh Yadav	647.04
3.	12	1	181.39	Smt. Neelam Yadav	181.39
	18-19	2	133.38		266.76
	20	1	144.32		144.32
	21	1	165.71		165.71
Total		12			2669.883


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member