



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential plotted colony (under DDJAY- 2016) namely "Mayur City" to be developed over an area measuring 18.325 acres situated in the revenue estate of Village Jhajjar, Sector 27, Jhajjar vide

Registration No. HRERA-PKL-JJR-678-2025

Dated:21.03.2025

2. Promoter of the project is ADM Developers, having its registered office at Plot No. 559, 2nd Floor, Sector 39, Gurugram-122001 Haryana. Promoter is a Partnership Firm (having three partners i.e. – Mr. Anand Parkash Sachdeva, Mr. Deepak Gahlot and Mr. Yiyashu Maheshwari) having PAN No ABRFA5494L. However, the licencees are Sh. Anand Parkash Sachdeva, Sh. Vineet Kumar Aggarwal, Smt. Tripti Gulati, Smt. Anjali Sachdeva, Sh. Yiyashu Maheshwari, Sh. Aakash Sachdeva, Sh. Karan

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Vijan, Sh. Anshul Vijan, Sh. Niranjan Kumar, Sh. Sunil Kumar, Sh. Rajiv Goyal, Sh. Anand Mohan Sharma, Sh. Chander Singh, Sh. Surender Chawla, Sh. Ashilesh Maheshwari, Sh. Pardeep Kumar Gahlot, Smt. Mamta, Sh. Kailash Chand Aggarwal, Sh. Mukesh Kumar, Sh. Shobit Rastogi, Sh. Manoj Mittal, Sh. Rakesh Kumar HUF, Sh. Gulshan Kumar Arora, Sh. Bhagwan Yadav, Sh. Mukesh Yadav, Sh. Surender Yadav, ADM Developers and Sh. Deepak Gahlot

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

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- 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.
 - 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 12.11.2029. However, the registration shall be co-terminus with the license granted by DTCP Haryana.

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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

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- II. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-
- III. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-
- i. Anand Mohan Sharma, Rajiv Goel, Anjali Sachdeva, Anand Parkash Sachdeva

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mrs. Anjali Sachdeva	F	111	133.672	1	133.672
	W	10	118.828	1	118.828
	W	14	118.828	1	118.828
	S	53	122.227	1	122.227
	C	127	118.332	1	118.332
	E	186	144.542	1	144.542
			Total	6	756.429 Sqm
Mr. Rajiv Goel	Q	73	140.204	1	140.204
	G	160	128.803	1	128.803
	U	38	130.227	1	130.227
	W	11	118.828	1	118.828
				Total	4
Mr. Anand Mohan Sharma	Q	69	140.204	1	140.204
	G	161	128.803	1	128.803
	U	37	130.227	1	130.227
	B	140	133.348	1	133.348
				Total	4
Mr. Anand Parkash	N	274	106.720	1	106.720
	B	134	133.348	1	133.348

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sachdeva	F	110	133.672	1	133.672
	X	3	79.046	1	79.046
			Total	4	452.786 Sqm
			GrandTotal	18 Plots	2259.859Sqm

ii. Vijay Sehrawat, Yiyashu Maheshwari, Anand Parkash Sachdeva, Anjali Sachdeva, Akash Sachdeva, Karan Vijan, Anshul Vijan, Niranjn Kumar and Sunil Kumari

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Vijay Sehrawat	N	279	106.720	1	106.720
	G	1155	128.803	1	128.803
	I	215	120.338	1	120.338
	I	211	120.338	1	120.338
	L	302	148.280	1	148.280
	W	13	118.828	1	118.828
	W	16	118.828	1	118.828
	B	137	133.348	1	133.348
	X	2	79.046	1	79.046
			Total	9	1074.529
Mr. Karan Vijan	W	20	118.828	1	118.828
	Q	67	140.204	1	140.204
	X	5	79.046	1	79.046
			Total	3	338.078
Mr. Anshul Vijan	W	9	118.828	1	118.828
	F	107	133.672	1	133.672
	R	52	122.740	1	122.740
			Total	3	375.24
Mr. Niranjn Kumar	N	284	106.720	1	106.720
	H	209	137.793	1	137.793
	B	135	133.348	1	133.348
			Total	3	377.861
Mrs. Sunil Kumari	I	290	120.338	1	120.338
	I	289	120.338	1	120.338
			Total	2	240.676
Mr. Yiyashu Maheshwari	Q	75	140.204	1	140.204
	N	268	106.720	1	106.720
	N	261	106.720	1	106.720
	N	247	106.720	1	106.720
	N	282	106.720	1	106.720

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	G	158	128.803	1	128.803
	D	178	144.837	1	144.837
	B	138	133.348	1	133.348
	C	128	118.332	1	118.332
	F	112	133.672	1	133.672
	R	50	122.740	1	122.740
	U	36	130.227	1	130.227
	V	24	120.873	1	120.873
			Total	13	1599.916
Mr. Anand Parkash sachdeva	V	25	120.873	1	120.873
	V	32	120.873	1	120.873
	Q	66	140.204	1	140.204
	G	156	128.803	1	128.803
			Total	4	510.753
Mrs. Anjali Sachdeva	Q	78	140.204	1	140.204
	N	283	106.720	1	106.720
	G	157	128.803	1	128.803
			Total	3	375.727
Mr. Akash Sachdeva	W	12	118.828	1	118.828
	U	39	130.227	1	130.227
	Q	74	140.204	1	140.204
	G	159	128.803	1	128.803
	X	4	79.046	1	79.046
			Total	5	597.108
			Grand Total	43 Plots	5489.888

iii. Surender Chawla, Yiyashu Mahehwari, Ashiesh Maheshwari, Pardeep Kumar Gahlot, Mamta, Kailash Chand Aggarwal

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Ashiesh Maheshwari	N	278	106.720	1	106.720
	H	205	137.793	1	137.793
	W	8	118.828	1	118.828
	W	21	118.828	1	118.828
			Total	4	482.169
Mr. Pardeep Kumar Gahlot	N	280	106.720	1	106.720
	C	121	118.332	1	118.332
	U	40	130.227	1	130.227
	U	41	130.227	1	130.227

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Mrs. Mamta	L	303	148.280	4	485.506
	I	294	120.338	1	148.280
	D	168	144.837	1	120.338
	R	51	122.740	1	144.837
			Total	4	528.195
Mr. Kailash Chand Aggarwal	D	180	144.837	1	144.837
	D	167	144.837	1	144.837
	Q	55	140.204	1	144.837
	I	143	120.338	1	140.204
	K	300	128.058	1	120.338
	C	114	118.332	1	128.058
	Q	102	140.204	1	118.332
			Total	7	936.81
Mr. Yiyashu Mahehsuari	V	29	120.873	1	120.873
	V	26	120.873	1	120.873
	V	31	120.873	1	120.873
	V	33	120.873	1	120.873
			Total	4	483.492
Mr. Surender Chawla	B	133	133.348	1	133.348
	A	154	123.210	1	123.210
	D	170	144.837	1	144.837
			Total	3	401.395
			Grand Total	26 Plots	3317.567

iv. Mukesh Kumar, Shobit Rastogi, Manoj Mittal

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Mukesh Kumar	Q	56	140.204	1	140.204
	I	213	120.338	1	120.338
	H	204	137.793	1	137.793
	G	162	128.803	1	128.803
	G	163	128.803	1	128.803
	D	172	144.837	1	144.837
	E	193	144.542	1	144.542
	A	151	123.210	1	123.210
			Total	8	1068.53
Mr. Shobit Rastogi	Q	57	140.204	1	140.204
	I	293	120.338	1	120.338
	H	205	137.793	1	137.793
	C	116	118.332	1	118.332

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	C	125	118.332	1	118.332
	D	173	144.837	1	144.837
	E	192	144.542	1	144.542
	A	150	123.210	1	123.210
			Total	8	1047.588
Mr. Manoj Mittal	N	254	106.720	1	106.720
	N	275	106.720	1	106.720
	J	296	134.773	1	134.773
	F	109	133.672	1	133.672
	C	117	118.332	1	118.332
	C	124	118.332	1	118.332
	D	174	144.837	1	144.837
	E	191	144.542	1	144.542
	B	141	133.348	1	133.348
			Total	9	1141.322
			Grand Total	25 Plots	3257.394

v. Deepak Gahlot

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Deepak Gahlot	Q	68	140.204	1	140.204
	N	281	106.720	1	106.720
	C	115	118.332	1	118.332
	F	108	133.672	1	133.672
	V	27	120.873	1	120.873
	V	30	120.873	1	120.873
	T	47	121.736	1	121.736
	B	139	133.348	1	133.348
	W	15	118.828	1	118.828
	R	48	122.740	1	122.740
	C	129	118.332	1	118.332
	D	164	144.837	1	144.837
	X	001	79.046	1	79.046
	N	260	106.720	1	106.720
			Total	14 Plots	1686.261

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vi. Shri Bhagwan Yadav, Mukesh Yadav, Sunder Yadav

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Shri Bhagwan Yadav	L	306	148.280	1	148.280
	Q	80	140.204	1	140.204
	E	187	144.542	1	144.542
	B	142	133.348	1	133.348
			Total	4	566.374
Mr. Mukesh Yadav	L	307	148.280	1	148.280
	H	207	137.793	1	137.793
	E	188	144.542	1	144.542
	B	144	133.348	1	133.348
			Total	4	563.963
Mr. Sunder Yadav	L	308	148.280	1	148.280
	H	208	137.793	1	137.793
	B	145	133.348	1	133.348
	J	295	134.773	1	134.773
			Total	4	554.194
		Grand Total	12 Plots	1684.531	

vii. Rakesh Kumar HUF, Gulshan Kumar Arora HUF, Surender Chawla

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Rakesh Kumar HUF	D	175	144.837	1	144.837
	E	190	144.542	1	144.542
	Q	76	140.204	1	140.204
	N	253	106.720	1	106.720
		Total	4	536.303	
Mr. Gulshan Kumar Arora HUF	D	176	144.837	1	144.837
	E	189	144.542	1	144.542
	D	165	144.837	1	144.837
	N	276	106.720	1	106.720
		Total	4	540.936	
Mr. Surender Chawla	N	277	106.720	1	106.720
	N	251	106.720	1	106.720
	N	252	106.720	1	106.720
	I	213	120.338	1	120.338
	I	292	120.338	1	120.338
	H	206	137.793	1	137.793

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	C	113	118.332	1	118.332
			Total	7	816.961
			Grand Total	15 Plots	1894.2

viii. Mr. Vineet Kumar Agarwal, Smt. Tripti Gulati

Name of Land Owner	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
Mr. Vineet Kumar Agarwal	N	262	106.720	1	106.720
	N	267	106.720	1	106.720
			Total	2	213.44
Smt. Tripti Gulati	D	171	144.837	1	144.837
	E	194	144.542	1	144.542
			Total	2	289.379
			Grand Total	4 Plots	502.819

That the above-mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

- IV. 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.
- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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.

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- VII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. The following plots mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

S. No.	Plot Category	Area of Each Plot (in Sqm.)	No. of Plots	Total Area (in Sqm)
1.	A	123.210	9	1108.890
2.	B	133.348	5	666.740
3.	D	144.837	5	724.187
4.	E	144.542	3	433.626
5.	K	128.058	3	384.173
6.	L	148.280	11	1631.076
7.	M	126.00	4	504.00
8.	R	122.740	3	368.220
9.	X	79.046	7	553.321
		Total	50	6374.234


- 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. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- XI. That the promoter shall not sell any part of the commercial site measuring 0.425 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot saleable

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area to the landowners(with mutual consent) in accordance to the collaboration agreement before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority before any sale of the commercial site.

- XII. 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.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman