



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 70 of 2025 dated 14.05.2025 valid upto 13.05.2030 in favour of RPS Infracon LLP, Mars Infraengineering Pvt. Ltd., in collaboration with 12th Avenues LLP for setting up of Commercial Mix Land Use Colony (70% Commercial and 30% Residential) under (TOD Policy) dated 09.02.2016 over an area measuring 8.8375 acres in the revenue estate of village Sarai Khawaja, Sector-27C, Faridabad. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula, has registered the real estate project, namely "12TH AVENUE" situated in the revenue estate of Village Sarai Khawaja, Sector 27 C, Faridabad vide;

Registration No. HRERA-PKL-FBD-829-2026

Dated: 09.01.2026

2. Promoter of the project is 12TH AVENUES LLP having its registered office at 1123, 11th Floor, DLF Tower B, Jasola District Center, New Delhi-110025. Promoter is a Limited Liability Partnership (having 4 partners i.e., Aman Gupta, Shashank Gupta, Surender Kumar Goyal, Rakesh Chand Gupta) registered with Registrar of Companies, Delhi with LLPIN: AAZ-9331 having PAN No AADFZ0733A

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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 flats/units, 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 2018 and update the same periodically but not later than every quarter, including the information relating to flats/units sold/booked and expenditure made in the project.
 - v) A copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

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- vii) That the promoter shall submit the quarterly progress report 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 flats/units.
- ix) The said project shall be completed by 31.12.2034. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- I. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flats/units shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- II. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.

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- IV. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- V. 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.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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 and the QR code.
- VII. 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.
- VIII. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- IX. 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.
- X. Sh. Rajiv Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XI. That as per the revenue sharing between the landowner/licencee companies and the promoter in the collaboration agreement, the companies will get 30% of their share from the 30% free account after adjustment of cost to company. That as per undertaking dated 17.12.2025, both the landowner/licencee companies and developer

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shall be jointly and severally liable under the provisions of RERA Act/Rules.

XII. That as per undertaking dated 17.12.2025, both the landowner/licencee companies and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

XIII. The promoter shall submit a joint undertaking with the mutual consent of both parties allotting units in favour of land owning companies in view of collaboration agreements mentioning that the quantum saleable area alongwith unit area details. It should also be affirmed that both the promoter and landowning companies shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016.

XIV. That following Commercial Units Mortgaged with DTCP, Haryana against the Bank Guarantee furnished towards External Development Charges shall be kept freezed untill defreezed by DTCP, Haryana and RERA Panchkula:-

List of Commercial Unit Mortgaged in DTCP against the BG of EDC

SECOND FLOOR

S.No.	Unit No.	Description	Area in Sq.Mt.
1	S-01A	ANCHOR STORE	1252.550
2	S-01	ANCHOR STORE	1328.330
3	S-02	SHOP	45.890
4	S-03	SHOP	42.550
5	S-04	SHOP	42.550
6	S-04A	SHOP	42.550
7	S-05	SHOP	42.550
8	S-06	SHOP	51.290
9	S-06A	SHOP	45.590
10	S-07	SHOP	45.600
11	S-08	SHOP	45.220
12	S-08A	SHOP	45.250
13	S-09	SHOP	51.290
14	S-10	SHOP	42.550

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15	S-10A	SHOP	42.550
16	S-11	SHOP	46.170
17	S-248	SHOP	19.960
18	S-249	SHOP	28.400
19	S-250	SHOP	23.050
20	S-251	SHOP	23.050
21	S-252	SHOP	23.050
22	S-253	SHOP	23.050
23	S-254	SHOP	23.050
24	S-255	SHOP	23.050
25	S-256	SHOP	23.050
26	S-257	SHOP	24.030
27	S-258	SHOP	17.150
28	S-259	SHOP	20.760
29	S-260	SHOP	20.770
30	S-261	SHOP	23.040
31	S-262	SHOP	23.070
32	S-263	SHOP	23.020
33	S-264	SHOP	26.910
34	S-265	SHOP	13.750
35	S-237	SHOP	23.630
36	S-236	SHOP	20.130
37	S-238	SHOP	22.330
38	S-239	SHOP	22.310
39	S-240	SHOP	23.270
40	S-241	SHOP	22.310
41	S-242	SHOP	22.310
42	S-243	SHOP	22.310
43	S-244	SHOP	22.310
44	S-245	SHOP	22.310
45	S-246	SHOP	22.010
46	S-247	SHOP	28.490
47	S-202	SHOP	12.680
48	S-203	SHOP	11.150
49	S-204	SHOP	22.510

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50	S-205	SHOP	22.510
51	S-206	SHOP	22.510
52	S-207	SHOP	22.510
53	S-208	SHOP	22.510
54	S-209	SHOP	22.510
55	S-210	SHOP	22.510
56	S-211	SHOP	23.030
57	S-212	SHOP	14.860
58	S-197	SHOP	51.310
59	S-198	SHOP	39.010
60	S-199	SHOP	39.010
61	S-200	SHOP	49.800
62	S-201	SHOP	12.240
63	S-282	SHOP	22.590
64	S-283	SHOP	21.360
65	S-281	SHOP	23.050
66	S-280	SHOP	23.050
67	S-279	SHOP	23.050
68	S-278	SHOP	23.050
69	S-277	SHOP	23.050
70	S-276	SHOP	23.050
71	S-275	SHOP	23.050
72	S-274	SHOP	24.020
73	S-273	SHOP	17.130
74	S-272	SHOP	20.770
75	S-271	SHOP	20.790
76	S-270	SHOP	23.050
77	S-269	SHOP	23.040
78	S-268	SHOP	23.050
79	S-267	SHOP	26.910
80	S-266	SHOP	13.740
81	S-235	SHOP	23.620
82	S-234	SHOP	20.150
83	S-233	SHOP	22.310
84	S-232	SHOP	22.310

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85	S-231	SHOP	23.250
86	S-230	SHOP	22.310
87	S-229	SHOP	22.310
88	S-228	SHOP	22.310
89	S-227	SHOP	22.310
90	S-226	SHOP	22.300
91	S-225	SHOP	19.160
92	S-224	SHOP	13.860
93	S-222	SHOP	27.630
94	S-221	SHOP	22.560
95	S-220	SHOP	22.560
96	S-219	SHOP	22.570
97	S-218	SHOP	22.560
98	S-217	SHOP	22.560
99	S-216	SHOP	22.560
100	S-215	SHOP	12.820
101	S-214	SHOP	14.190
102	S-212A	SHOP	17.800
103	S-196	SHOP	33.150
104	S-195	SHOP	41.000
105	S-194	SHOP	37.010
106	S-193	SHOP	51.930
107	S-223	SHOP	10.390
108	S-FO-01	AUDI FOYER	652.650
Total			6007.576

3RD FLOOR

S.No.	Unit No.	Description	Area in Sq.Mt.
109	C-301	AUDI 1	382.220
110	C-302	AUDI 2	351.770
111	C-303	AUDI 3	357.840
112	C-304	AUDI 4	408.130
113		AUDI EXIT CORRIDOR	73.440
Total			1573.645

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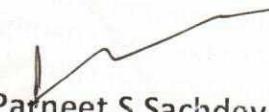
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4th FLOOR			
S.No.	Unit No.	Description	Area in Sq.Mt.
114	C-01	AUDI PROJECTOR ROOM	108.430
115	P-02	CLUB	1243.390
116	P-01	CLUB	3603.850
Total			4992.301
Grand Total			12573.522


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman