HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 02 of 2020 dated 07.01.2020 valid upto 06.01.2025 for setting up of an Affordable Residential Plotted Colony DDJAY Plicy-2016 on land measuring 13.80625 acres in favour of Pardos Affordable Housing Pvt. Ltd. Completion certificate has been granted by DTCP on 23.05.2023.Present application is for registration of commercial component only of this colony. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project commercial pocket namely "Avenue-7" on land measuring 2221.51 sq. mtr. situated in revenue estate of village MALPURA, Sector 07, Dharuhera, Rewari, vide

Registration No. HRERA-PKL-RWR-1012-2026 **Dated: 03.11.2026**

Promoter of the project is Pardos Affordable Housing Pvt Ltd. having its registered office at 54, Janpath, Second Floor, Janpath, Central Delhi, New Delhi - 110001. Promoter is a Private Limited Company registered with Registrar of Companies, with CIN U45500DL2018PTC334289 having PAN No AALCM8582D.

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2. 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 .

3. 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) 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 plot sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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viii) the said project shall be completed by 31.12.2027.

Special Conditions:

I. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	8948652701
70% RERA Account	8948652718
30% Promoter/Free Account	8948652640
Bank Name & Address – Kotak Mahindra Bank Ltd., Connaught Place G-F 3A-3J, Ground Floor, Amba Deep, 14 Kasturba Gandhi Marg, New Delhi - 110001 IFSC Code KKBK0000172	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

II. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

III. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity be affixed on the top-right corner 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.

IV. 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.

V. That any change in the communication address shall be immediately intimated to the Authority otherwise all the

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correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

VI. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

VII. Promoter shall also submit a copy of revised 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.

VIII. The registration fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

(Formerly known as Mohali Affordable Housing Development Private Limited

DRAFT of Payment Plan for SCOs at Avenue 7, Sector 7, Malpura, Dharuhera

S. No	Payment Stage	Percentage Payable of Total Cost
1	At the time of Booking	10%
2	At the time of Registration of BBA	10%
3	On completion of work of Plinth	10%
4	On completion of first floor slab	7.5%
5	On completion of top floor / 2nd floor slab	7.5%
6	On completion of External Paint work	20%
7	On completion of External services works (Sewage & Storm Water)	20%
8	On receiving of Completion Certificate & on Offer of possession	15%

Other Charges-IFMS (Interest Free Maintenance Security) – Rs 1,00,000/- per SCO

CAM Charges @ Rs 10/- per sq. ft. per month

PLC – 15% of BSP

BSP – Rs 1,00,00,000/-

Taxes as applicable are extra

Project RERA Registration No. – XXXXXXXXXXXX

The promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RE(RD) Act, supply copy of Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottee, as the case may be.

DISCLAIMER

*1 sq.m. = 10.764 sq.ft., 1 sq.yd. = 0.836127 sq.m. This Brochure/PPT/Advertisement is indicative in nature & may not constitute an offer or invitation for the purpose of registration/booking/sale. Visual and other representations including amenities, specifications in this advertisement are purely indicative and may depict conceptual/artistic impressions and do not constitute a legal offering or binding. These are merely for the representation purpose only. Actual product could differ from the above. The viewer/prospective buyer may seek all such information including proforma Buyer's Docs, Sanctioned Plans, Approvals, Development Schedule, Specifications, Facilities & Amenities, from the company in respect of the concerned project/Unit that he/she may be interested in, before any such booking/registration, etc. The booking/allotment shall be subject to Application Form, Allotment Letter and Builder Buyer Agreement (referred as Buyer's Docs). Further, details of the project, information thereon and proforma Buyer's Docs are available on the company/site/marketing office(s) and for company website and on the website of Haryana RERA at www.haryanarera.gov.in or at its office. Terms & Conditions apply. Images used in amenities & features section are stock images, not actual images of the project.

For PARDOS AFFORDABLE HOUSING PRIVATE LIMITED

Authorised Signatory/Director

Registered Office: 54, Janpath, Second Floor, New Delhi, 110001
CIN: U45500DL2018PTC334289
Email ID: Okas@okas.co.in