



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-PNP-349-2022 dated 15.09.2022

Valid upto 04.08.2027

Project: "Emperium Palm Drive" an Affordable Residential Plotted Colony under DDJAY measuring 16.41 acres situated in the revenue estate of village Nizampur, Sector-19A & 40 Panipat

Promoters: Emperium Developers Private Limited, 4, Tolstoy Marg, New Delhi, 110001

The request of the promoter to register 5.90 acres of additional licensed land contiguous to the already registered colony bearing Registration No. HRERA-PKL-PNP-349-2022 dated 15.09.2022 was placed before the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 23.01.2023, vide Item No. 197.16 (ii) where the Authority decided to register the additional land as part of the already registered project.

The revised layout plan along with revised proforma A to H have been uploaded on the web portal of the Authority.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Supplementary Registration shall be part and parcel of the Registration Certificate No. HRERA-PKL-PNP-349-2022 dated 15.09.2022 issued by the Authority.

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

THIS FORM IS AMENDED FORM FOR ADDITION INTO SUPPLENTRY REGISTRATIONHRERA
Panchkula

Temp Project Id : RERA-PKL-PROJ-1198-2023

Submission Date : ____-____-____ : ____:____ PM

Applicant Type : Company

Project Type: NEW

Forwarding letter and index

From

EMPERIUM DEVELOPERS PVT. LTD.

4, TOLSTOY MARG, NEW DELHI-110001

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....
..... **EMPERIUM PALM DRIVE**

located atSECTOR 19 AND 40 PANIPAT

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted
herewith for consideration of the Authority. Index of all the documents is as follows:**Index**

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A	2-	A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

[Handwritten Signature]
 Signature of the Applicant
 Mobile No. _____
 Email ID _____

For Emperium Developers Private Limited

Authorized Signatory

FORM REP-I

Part - A

1. Name and registered address
of the company

**EMPERIUM
DEVELOPERS PVT. LTD.**

(Annex a copy in Folder A)

**4, TOLSTOY MARG, NEW
DELHI-110001**

Phone(Landline)

Phone(Mobile)

Email ID

Website

Pan No.

(Annex a copy in Folder A)

CIN No.

(Annex a copy in Folder A)

**9896387642 (Number
Shared by Promoter in
Public)**

suatali@emperium.in

http://www.emperium.in

XXXX062M

U70109DL2021PTC382173

2. Managing
Director/HOD/CEO:

Name : **RAVINDER SAUND**

Residential Address : **HOUSE NO. A-881-A SUSHANTLOK
PHASE-1 GALLERIA DLF-IV GURGAONHARYANA-
122009**

Phone (landline)

Phone (Mobile) **9811663466** (Number Shared by Promoter
in Public)

Email ID **ravisaund@emperium.in**

PAN No. **XXXX957H**

(Annex a copy in Folder A)

For Emperium Developers Private Limited



3. Director 1:

Name : **HARDEEP SINGH**

Residential Address : **HOUSE NO 575 MODEL
TOWNPANIPAT-132103**

[Handwritten Signature]
Authorized Signatory



Phone (landline)

Phone (Mobile) 9811663466 (Number Shared by Promoter in Public)

Email ID ravisound@emperium.in

PAN No. XXXX661P
(Annex a copy in Folder A)

4. Director 2:



Name : NOORJAHAN SAUND

Residential Address : HOUSE NO. A-881-A SUSHANTLOK
PHASE-1 GALLERIA DLF-IV
FARUKHNAGARGURGAON HARYANA-122009

Phone (landline)

Phone (Mobile) 9811663466 (Number Shared by Promoter in Public)

Email ID ravisound@emperium.in

PAN No. XXXX846H
(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : HARDEEP SINGH

Residential Address : HOUSE NO 575 MODEL
TOWNPANIPAT-132103

Phone (landline)

Phone (Mobile) 9811663466 (Number Shared by Promoter in Public)

Email ID ravisound@emperium.in

PAN No. XXXX661P
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Emperium Developers Private Limited

Authorized Signatory

For Emperium Developers Private Limited

1/5/23, 5:05 PM

[Handwritten Signature]
Authorized Signatory
Signature of the
Applicant/
authorised
representative
Stamp _____
Date _____

FORM REP-I

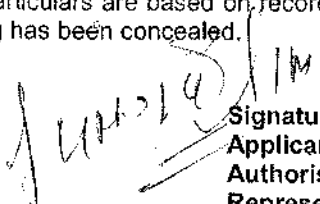
Part - A

Location and Address of the project:

1. Name of the project	EMPERIUM PALM DRIVE
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE SIMLAMOLANA, SECTOR 19A & 40
Tehsil	PANIPAT
District	PANIPAT
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9896387642 (Number Shared by Promoter in Public)
Email	sujatali@emperium.in
4. Contact person at the site office:	
Name	ANURAG BARGOTI
Phone(Landline)	
Phone(Mobile)	9896387642 (Number Shared by Promoter in Public)
Email	sujatali@emperium.in

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Emperium Developers Private Limited


Signature of the
Applicant /
Authorised
Representative
Stamp

Date _____

Authorized Signatory

FORM REP-I

Part - AFee Details

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	504514	04-01-2023	256500	ICICI BANK LIMITED, PANIPAT	HRERA Panchkula
2.	504231	16-08-2022	485000	ICICI BANK LIMITED, PANIPAT	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.


 Signature of the Applicant

Mobile no. _____

Email ID _____

For Emperium Developers Private Limited

Authorized Signatory

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|--|---|
| 1. Land area of the project | 16.41625 (Acre) |
| 2. Permissible FAR | 1.00 |
| 3. FAR proposed to be utilized in the project | 1.55 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 16.41625 (Acre) |
| 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B) | LICENSE NO.114 OF 2022 DATED 05.08.2022 (VALID UPTO 04.08.2027)

LICENSE NO. 216 OF 2022 DATED 29.12.2022 (VALID UPTO 28.12.2027) |
| 6. Is the applicant owner-licensee of the land for which the registration is being sought. | Yes |

I hereby declare that the above information and particulars are based on record and are true, to the best of my knowledge and belief and nothing has been concealed. For Emperium Developers Private Limited

[Handwritten Signature]
Signature of the Applicant / Authorized Signatory
Authorised Representative
Stamp

Date

FORM REP-I

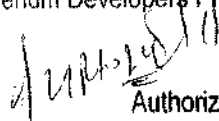
Part - C**Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	4803.00 Lakhs
i. Cost of the land (if included in the estimated cost)	1516.00 Lakhs
ii. Estimated cost of construction of apartments	0.00 Lakhs
iii. Estimated cost of infrastructure and other structures	1709.53 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	1578.00 Lakhs

2. The total land of the project measuring **16.41625 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	7.727
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	5.26925
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.246
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0

For Emperium Developers Private Limited


Authorized Signatory

9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.641
12	ANY OTHER	0
13	COMMERCIAL	0.533
	Total	16.41625

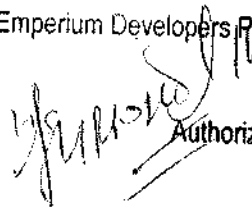
For Emperium Developers Private Limited


Authorized Signatory

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	UHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

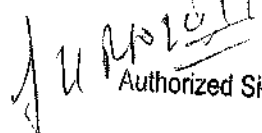
For Emperium Developers Private Limited


Authorized Signatory

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	461.57	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	170.95	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	170.95	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	427.38	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	170.95	AS PER PROJECT REPORT
6	STREET LIGHTING	102.57	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	205.14	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED

For Emperium Developers Private Limited


Authorized Signatory

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed. **29-12-2022** (date)
6. Date of approval of Building Plans **NA** (date)

For Emperium Developers Private Limited



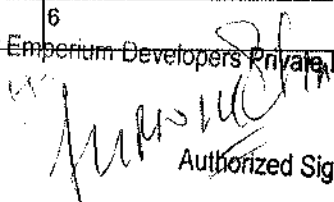
Authorized Signatory

7. New projects:

- i) Likely date of starting the construction work **15-01-2023**
- ii) Likely date of completing the project **04-08-2027**
- iii) Sizes of the plots to be offered in the project

Plot Area(In Square Meter)	Number of plots in the project
146.44	5
108.701	6
113.509	6
149.705	1
100.450	1
103.204	1
105.590	1
108.696	1
111.442	1
114.188	1
116.934	1
119.681	1
122.427	1
123.819	1
135.983	9
149.948	1
131.214	1
112.442	1
93.708	1
93.822	2
112.67	4
149.948	2
131.366	1
112.632	1
133.914	25
114.656	1
90.294	1
133.914	6

For Emperor Developers Private Limited



Authorized Signatory

123.447	1
104.300	1
90.331	1
135.80	6
146.520	4
142.124	2
60.667	2
135.605	4
135.356	3
124.228	5
112.796	1
137.330	1
114.200	1
132.200	1
149.012	2
106.348	10
140.595	4
98.955	1
148.856	1
104.436	1
85.188	1
86.030	1
86.837	1
87.645	1
88.452	1
89.259	1
89.926	1
97.800	1
110.276	1
99.563	9
150.00	1
149.76	1
144.893	1
137.833	1
115.608	1
129.549	1
131.857	1
134.166	1
136.474	1
135.479	1
134.444	1
149.990	1
114.400	3
108.537	1
89.983	1
64.100	1
127.280	1
121.760	6
147.881	1

For Emperium Developers Private Limited

[Handwritten Signature]
Authorized Signatory

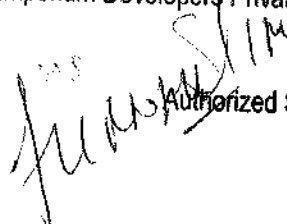
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147.993	1
147.987	1
149.999	2
147.544	8
143.200	36
106.938	6
149.807	11

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

For Emperium Developers Private Limited


Authorized Signatory

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For Emperium Developers Private Limited

 Authorized Signatory

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

For Emperium Developers Private Limited


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Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	23.60	23.60	23.60	23.60
Water Supply System	8.74	8.74	8.74	8.74
Sewerage treatment & garbage disposal	8.74	8.74	8.74	8.74
Electricity Supply System	21.85	21.85	21.85	21.85
Storm Water Drainage	8.74	8.74	8.74	8.74
Parks and Playgrounds	10.49	10.49	10.49	10.49
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	5.24	5.24	5.24	5.24

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	23.60	23.60	23.60	23.60
Water Supply System	8.74	8.74	8.74	8.74
Sewerage treatment & garbage disposal	8.74	8.74	8.74	8.74
Electricity Supply System	21.85	21.85	21.85	21.85
Storm Water Drainage	8.74	8.74	8.74	8.74
Parks and Playgrounds	10.49	10.49	10.49	10.49
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	5.24	5.24	5.24	5.24

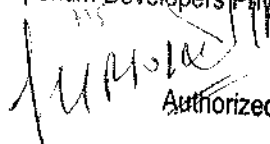
Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec

Roads & Pavements	23.60	23.60	23.60	23.60
Water Supply System	8.74	8.74	8.74	8.74
Sewerage treatment & garbage disposal	8.74	8.74	8.74	8.74
Electricity Supply System	21.85	21.85	21.85	21.85
Storm Water Drainage	8.74	8.74	8.74	8.74
Parks and Playgrounds	10.49	10.49	10.49	10.49
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	5.24	5.24	5.24	5.24

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	10.44	10.44	10.44	10.44
Water Supply System	3.87	3.87	3.87	3.87
Sewerage treatment & garbage disposal	3.87	3.87	3.87	3.87
Electricity Supply System	9.67	9.67	9.67	9.67
Storm Water Drainage	3.87	3.87	3.87	3.87
Parks and Playgrounds	4.64	4.64	4.64	4.64
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	2.32	2.32	2.32	2.32

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	23.60	23.60	23.60	
Water Supply System	8.74	8.74	8.74	
Sewerage treatment & garbage disposal	8.74	8.74	8.74	
Electricity Supply System	21.85	21.85	21.85	
Storm Water Drainage	8.74	8.74	8.74	
Parks and Playgrounds	10.49	10.49	10.49	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	

For Emperium Developers Private Limited



Authorized Signatory

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Other	2.92	2.92	2.92	
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It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

For Empenium Developers Private Limited



Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

3. Bank account to which the deposits received from apartment buyers will be credited

- Bank and Branch address **ICICI BANK GOL MARKET MODEL TOWNPANIPAT**
- Bank Account number **661905601437**
- IFSC code **ICIC0006619**
- MICR code **132229003**
- Branch code **6619**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **Sh. RAVINDER SAUND R/o H NO. A-881-ASUSHANT LOK PHASE-1 GALLERIA DLF-IVFARUKHNAGAR GURGAON HARYANA-122009 Sh. HARDEEP SINGH R/O H NO 575 MODEL TOWN PANIPAT-132103**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **Uploaded in upload section.**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed. **For Emperium Developers Private Limited**

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

[Handwritten Signature]
Authorized Signatory

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	No
iii. Zoning Plan	No
iv. Building Plan	No
● Site Plan	No
● Floor Plan	No
● Apartment Plans	No
● Elevation Section	No
● Detail of Permissible FAR	No
● Detail of covered area achieved FAR	No

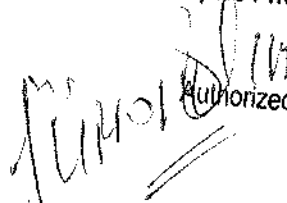
For Emperium Developers Private Limited


Authorized Signatory

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Emperium Developers Private Limited


Authorized Signatory

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

The provisions of RERA Act and Rules have been incorporated in the draft agreements.

For Emperium Developers Private Limited

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

 Authorized Signatory

**Signature of the Applicant /
Authorised Representative**

Stamp _____

Date _____

FORM REP-I

Part - G

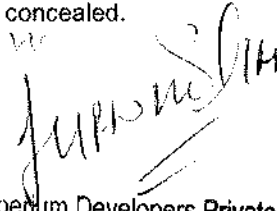
Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____



For Emperum Developers Private Limited


Authorized Signatory

FORM REP-I

Part - H

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE BEING PLOTTED.
2	WALL FINISHING DETAILS	NOT APPLICABLE BEING PLOTTED.
3	KITCHEN DETAILS	NOT APPLICABLE BEING PLOTTED.
4	BATHROOM FITTINGS	NOT APPLICABLE BEING PLOTTED.
5	WOOD WORK ETC	NOT APPLICABLE BEING PLOTTED.
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE BEING PLOTTED.
7	GLASS WORK	NOT APPLICABLE BEING PLOTTED.
8	ELECTRIC FITTINGS	NOT APPLICABLE BEING PLOTTED.
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE BEING PLOTTED.
10	CUPBOARD DETAILS	NOT APPLICABLE BEING PLOTTED.
11	WATER STORAGE	NOT APPLICABLE BEING PLOTTED.
12	LIFT DETAILS	NOT APPLICABLE BEING PLOTTED.
13	EXTERNAL GLAZINGS	NOT APPLICABLE BEING PLOTTED.
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE BEING PLOTTED.
14	DOORS	NOT APPLICABLE BEING PLOTTED.
14.1	MAIN DOORS	NOT APPLICABLE BEING PLOTTED.
14.2	INTERNAL DOORS	NOT APPLICABLE BEING

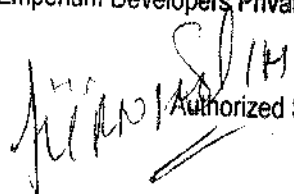
For Emperium Developers Private Limited



Authorized Signatory

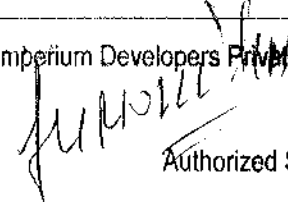
		PLOTTED.
15	AIR CONDITIONING	NOT APPLICABLE BEING PLOTTED.
16	ELECTRICAL FITTINGS	NOT APPLICABLE BEING PLOTTED.
17	CNG PIPE LINE	NOT APPLICABLE BEING PLOTTED.
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE BEING PLOTTED.
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE BEING PLOTTED.
20	INTERNAL FINISHING	NOT APPLICABLE BEING PLOTTED.

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SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
1 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
1 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
2 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
2 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
2 . 4	MODULAR WARDROBES	NOT APPLICABLE BEING PLOTTED.
3 . MASTER TOILET		
3 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
3 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
3 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
3 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED.
3 . 6	FITTING/FIXTURES	NOT APPLICABLE BEING PLOTTED.
4 . BED ROOMS		
4 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
4 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
4 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
4 . 4	WARDROBES	NOT APPLICABLE BEING PLOTTED.
5 . TOILET		
5 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.
5 . 2	WALLS	NOT APPLICABLE BEING PLOTTED.
5 . 3	CEILING	NOT APPLICABLE BEING PLOTTED.
5 . 4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE BEING PLOTTED.
5 . 6	FIXTURES	NOT APPLICABLE BEING PLOTTED.
6 . KITCHEN		
6 . 1	FLOOR	NOT APPLICABLE BEING PLOTTED.

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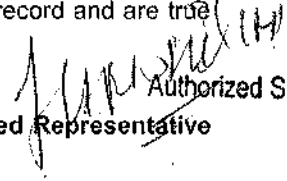


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6.2	WALLS	NOT APPLICABLE BEING PLOTTED.
6.3	CEILING	NOT APPLICABLE BEING PLOTTED.
6.4	COUNTERS	NOT APPLICABLE BEING PLOTTED.
6.5	FIXTURES	NOT APPLICABLE BEING PLOTTED.
6.6	KITCHEN APPLIANCES	NOT APPLICABLE BEING PLOTTED.
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NOT APPLICABLE BEING PLOTTED.
7.2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED.
7.3	TOILET	NOT APPLICABLE BEING PLOTTED.
7.4	BALCONY	NOT APPLICABLE BEING PLOTTED.
8. SIT-OUTS		
8.1	FLOOR	NOT APPLICABLE BEING PLOTTED.
8.2	WALLS & CEILING	NOT APPLICABLE BEING PLOTTED.
8.3	RAILINGS	NOT APPLICABLE BEING PLOTTED.
8.4	FIXTURES	NOT APPLICABLE BEING PLOTTED.

For Emperium Developers Private Limited

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.


 Authorized Signatory
 Signature of the Applicant / Authorised Representative
 Stamp _____
 Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	03-01-2023	View Document
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	05-01-2023	View Document
3	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	03-01-2023	View Document
4	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	05-01-2023	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	05-01-2023	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

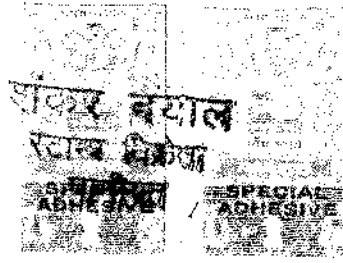
Stamp _____

Date _____

For Emporium Developers Private Limited

Authorized Signatory

Form - REP-II
[See rule 3(3)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Sh. Hardeep Singh, Director and Authorized Signatory of M/s Emperium Developers Pvt. Ltd. is developing Affordable Plotted colony under DDJAY namely "Emperium Palm Drive" over an area measuring 16.41625 Acres falling in Sector-19A, Panipat Haryana under License No. 216 of 2022 dated 29.12.2022 and License No. 114 of 2022 dated 05.08.2027.

I, Hardeep Singh Director and Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:


1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **04.08.2027**.
4. That seventy percent of the amounts realized by the Promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

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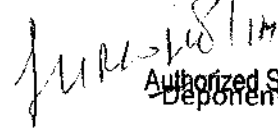


Authorized Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____, January 2023. For Emperium Developers Private Limited



Authorized Signatory
Deponent

