



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.09.2022.

Item No. 183.24

(xvi) Promoter : Emperium Developers Pvt. Ltd.

Project : "Emperium Palm Drive" an Affordable Residential Plotted Colony under DDJAY on land measuring 10.51 acres situated in revenue estate of village Nizampur, Sector-19A & 40, Panipat.

Temp ID: RERA-PKL-1110-2022

1. Authority vide its orders dated 01.09.2022 had observed that:-

".....2. As per collaboration agreement, 45% share of the developed plots will come to the share of landowners and remaining 55% share of developed plots will be that of the developers.

3. It is understood that developers will market only those plots which will come to their shares and plots which will come to share of landowners cannot be marketed by them. As per policy of the authority, right to sell 45% plots which will come to the share of landowners cannot be conferred upon the promoters. Accordingly, plots which will come into the share of landowners should be marked on the layout plan as well as their specific numbers submitted to the authority so that same may be mentioned in the registration certificate. Such plots will be allotted by the developers to the landowners after obtaining part completion certificate in respect of the colony. Such plots cannot be sold to allottees by developers."

2. In compliance of the aforesaid orders, the applicant/promoter vide letter dated 05.09.2022 has submitted layout plan earmarking the share of landowners and developers separately.



3. In view of above, Authority decides to register the project subject to condition that following plots coming to the share of landowners cannot be put to sale by the promoters :-

S.No	Plot No.	No. of Plots	Area (in Sq. Mtrs.)	Total Area (in sq. mtrs)
1	1 to 3	3	147	441
2	9 to 11	3	136	408
3	18 to 20	3	124	372
4	23	1	114	114
5	24	1	132	132
6	28, 29, 32, 36	4	106	424
7	37	1	141	141
8	41	1	99	99
9	46	1	87	87
10	47-48	2	88	176
11	49	1	89	89
12	57 to 61	5	100	500
13	64	1	145	145
14	65	1	138	138
15	70	1	136	136
16	71	1	135	135
17	72	1	134	134
18	73	1	150	150
19	74 to 76	3	114	342
20	78	1	90	90
21	79	1	64	64
22	83 to 86	4	122	488
23	87, 88, 92, 93, 96, 97	6	148	888
24	106 to 111, 118 to 123, 127 to 130	16	143	2288
25	136-137	2	107	214
26	149 to 152	4	150	600
27	Commercial-2	1	730	730



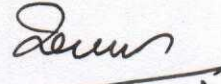
It will be mentioned in the registration certificate that landowners can sell their plots to any third party only after possession of the plots is handed over to them after receipt of completion certificate in respect of the project.

4. Disposed of. File be consigned to record room.

albert
12/9/22
LA (Garima)



True copy



Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.