



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 31.01.2024.

Item No. 240.30

(vii) Promoter: M/s Empire Valley Private Limited.

Project : "Empire Valley" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.268 acres situated in Sector-29, Jhajjar.

Temp ID : RERA-PKL-1375-2023

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was last heard on 10.01.2024, the promoter was directed to get clause 14 (g) and 19 of the registered addendum to the collaboration agreement modified since the same could be modified/alterd with the prior approval of Director, Town & Country Planning, Haryana and the agreement should be irrevocable per se.
2. Applicant/Promoter vide reply dated 19.01.2024 has complied with the aforesaid deficiencies by submitting a fresh rectification deed dated 16.01.2024.
3. In view of the above, Authority decides to register the project with the following special conditions:
 - i. Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(1)(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.



- ii. That following plots coming to the share of landowner/licencees i.e. Sh. Sanjay, Sh. Narender and Sh. Pardeep cannot be put to sale by the promoter:-

Sr. No.	Plot Nos.	Total No. of plots	Total area (sq. mtrs)
1	76 to 92.	17	3048.78
2	25 to 27, 46 to 48, 64 to 73, 52 to 60, 29 to 32 and 38 to 40.	32	3823.36
3	94 to 96	3	415.62
4	100 and 101	2	358.80
5	17 to 22	6	997.5
Total			8644.06

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.208 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 60% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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. 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.
- vii. 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.



4. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten note: All done by you.]

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

[Handwritten signature: A (Sumbhany)]