



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 07.08.2024.

Item No. 261.37

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter: M/s Emperium Developers Pvt. Ltd.**

Project : "Emperium Resortica" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 40.493 acres situated in Sector-33-34, Yamunanagar.

Temp ID : RERA-PKL-1486-2024

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of a new project namely "Emperium Resortica" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 40.493 acres situated in revenue estate of village Bhagwangarh, sector-33-34, Yamunanagar. License No. 69 of 2024 dated 19.06.2024 valid upto 18.06.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 05.08.2024:

- i. The promoter should inform if an entry of the license has been made in the revenue records;
- ii. Registration fee is deficit by Rs. 44,485/-;
- iii. MCA website shows loan of Rs. 37 cr., the promoter should explain whether the said loan is against the project land.
- iv. Copy of agreement to sell not submitted.



3. The promoter vide letter dated 06.08.2024 has complied with all the deficiencies. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- I. 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.
 - II. 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.
 - III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.47 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - V. 159 plots (Plot no. 281-285, 307-319, 324-337, 338-345, 346, 347-375, 376-377, 378, 379, 380-383, 384, 385, 386-394, 395, 396-404, 405, 406-413, 414, 415, 416-424, 425, 426-433, 434, 435, 436-443, 444, 445-453, 454, 457-460, 463-468) measuring 16097.6 sq. mtrs. as shown mortgaged against Bank Guarantee of IDW & EDC cannot be sold by the promoter without the written consent of DTCP, Haryana.
 - VI. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]

13/8/24.

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

LA (Monika)