



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.04.2025.**

**Item No. 284.03**

**(iii) Promoter: DORADO ESTATES LLP.**

**Project :** "EMPIRE SQUARE" an Affordable Residential plotted colony (under DDJAY-2016) over an area measuring 5.0 acres situated in the revenue estate of Village Jondhi & Jhajjar, Sector 27, Jhajjar.

**Temp ID :** RERA-PKL-1643-2025

**Present:** Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project "EMPIRE SQUARE" an Affordable Residential plotted colony (under DDJAY-2016) over an area measuring 5.0 Acres situated in the revenue estate of Village Jondhi & Jhajjar, Sector 27, Jhajjar. License No. 179 of 2024 dated 09.12.2024 valid upto 08.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 01.04.2025:

- i. Copy of Demarcation and Zoning plans are not enclosed.
- ii. Board Resolution for authorized signatory is not in original form.
- iii. The promoter should inform whether the entry of licence in the revenue record has been made or not
- iv. Duly certified balance sheets of last 3 years.
- v. Acknowledgement of filing the income tax returns by the promoter.
- vi. A joint undertaking be given that both the landowners and licencees shall be jointly and severally liable under the provisions of the RERA Act/Rules.



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- vii. Projected cash flow statements (quarterly) of the proposed project be submitted
  - viii. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company.
  - ix. Address and PAN number of individuals/companies from whom unsecured loans of Rs. 4.60 crores have been taken be submitted.
3. The promoter vide letter dated 04.04.2025 has complied with the above deficiencies.
  4. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 inches (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
    - II. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(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.
    - III. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

1. Sh. Ram Kishan

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Ram Kishan	Residential	34	108.11x1	1 Nos.	108.11
		Total		1 Plot	108.11 Sqm.

2. Smt. Premwati, Smt. Sunita Devi, Sh. Narender, Sh. Balwan Singh and Sh. Vijay



Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Smt. Premwati , Smt. Sunita Devi	Residential	28	109.15	1 Nos.	109.15
Sh. Narender Sh. Balwan Singh , Sh. Vijay		29	108.03	1 Nos.	108.03
			<b>Total</b>	<b>2 Plots</b>	<b>217.18 Sqm.</b>

### 3. Sh. Ashok Kumar

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Ashok Kumar	Residential	74,75,76	120.69x3	3 Nos.	362.07
			<b>Total</b>	<b>3 Plots</b>	<b>362.07 Sqm.</b>

### 4. Sh. Arvind and Sh. Veeru

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Arvind  Sh. Veeru	Residential	64	120.69	1 Nos.	120.69
		65	120.69	1 Nos.	120.69
		66	120.69	1 Nos.	120.69
		67	120.69	1 Nos.	120.69
		68	120.69	1 Nos.	120.69
		69	120.69	1 Nos.	120.69
		70	120.69	1 Nos.	120.69
		71	120.69	1 Nos.	120.69
			<b>Total</b>	<b>8 Plots</b>	<b>965.52 Sqm.</b>

### 5. Sh. Uttam Singh, Sh. Yogesh Singh

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Uttam Singh, Sh. Yogesh Singh	Residential	7	140.20	1 Nos.	1115.08
		20,21	105.15	2 Nos.	
		45,46,47	93.94	3 Nos.	



		51,60,62,63	120.69	4 Nos.	
			<b>Total</b>	<b>10 Plots</b>	<b>1115.08 Sqm.</b>

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

- IV. 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.
- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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.
- VII. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VIII. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate
- IX. 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.
- X. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.



- XI. That the promoter shall not sell any part of the commercial site measuring 0.1084 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 30% 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.
- XII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- XIII. Sh. Arun Kumar Sharma, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

CA (Dheer)

