



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.11.2025.

Item No. 305.03

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

- (i) **Promoter:** Empire South Private Limited
- Project:** "Empire Valley" an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 9.33125 acres situated in the revenue estate of Village Bhaiyapur, Sector 36A, Rohtak
- Temp ID:** RERA-PKL-1851-2025
- Present:** Adv. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Empire Valley" bearing license No. 163 of 2025 dated 03.09.2025 valid upto 02.09.2030 granted in favour of Sh. Satyawan, Sh. Jagdish, Sh. Raj Singh, Sh. Narender Singh, Sh. Chand Singh, Sh. Mahabir, Smt. Kanta, Sh. Rakesh, Sh. Jile Singh, Sh. Jagbir Singh, Sh. Sukhbir Singh, Smt. Satwanti, Sh. Vinay, Sh. Chirag, Sh. Arun Kumar, Sh. Yogender, Sh. Joginder, Sh. Parvesh, Sh. Surender, Sh. Ram Kumar, Sh. Surjeet, Sh. Rishipal, Smt. Shakuntla, Sh. Mahesh Kumar, Smt. Santosh Kumari, Smt. Sunita, Sh. Sandeep, Sh. Mandeep, Smt. Yashwanti, Sh. Surmeet, Sh. Ajay, Sh. Rajat, Sh. Prateek, Sh. Sahil, Sh. Yogesh in collaboration with Empire South Pvt. Ltd. for the development of an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 9.33125 acres situated in the revenue estate of Village Bhaiyapur, Sector 36A, Rohtak.

2. The application was examined and following observations were conveyed to the promoter on 14.11.2025:



- i. The shareholding of commercial area measuring 0.373 acres is not a part of the collaboration agreement – the status regarding the same be clarified.
 - ii. Registration fee is deficit by Rs 8,584/-.
 - iii. The ownership documents of land be submitted.
3. The promoter vide reply dated 24.11.2025 has complied with the observations mentioned above.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- i. Both the promoter and landowner/licencees 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 Form REP I.
 - ii. That following plot coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:

Plot No.	Total Plots	Area in sq. mtrs.
3,8-13	7	741.79
16,17	2	282.38
19,22,23	3	326.19
28,29	2	281.66
50,51	2	207.22
156	1	148.95
67-69	3	345.93
59-66,93-96,99-115,118-120,124-126,129-136	42	6299.58
141,142,147,148	4	597.32
149-154	6	899.64
159-170	12	1293
33-35	3	404.73
1	1	144.18
14	1	146.71
Total	89	12119.28

- iii. That as per the joint undertaking dated 22.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. That as per joint undertaking cum affidavit dated 22.09.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable . The promoter should also not execute any addendum to the collaboration agreement subsequently.
- v. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance



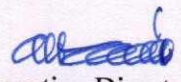
of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.

- vi. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.3497 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
- vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- viii. 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.
- ix. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- x. 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.
- xi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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 and the QR code should be affixed on the top right corner.

5. **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.

LA-Shubham
Subram
Kaleja
28/11

STP


28/11