



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted colony under DDJAY namely "Emperium Palm Drive" on land measuring 10.51 acres situated in the revenue estate of Village Nizampur sector-19A & 40, Panipat vide

Registration No. HRERA-PKL-PNP-349-2022

Dated: 15.09.2022

1. The promoter of the project is Emperium Developers Private Limited, having its registered office at 4, Tolstoy Marg, New Delhi, Delhi Central Delhi DL 110001 IN. The promoter is a Private Limited Company registered with Registrar of Companies, Delhi with Corporate Identity Number-CIN: U70109DL2021PTC382173 having PAN No. AAGCE5062M.

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2. This Registration is being granted subject to the following conditions:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II
- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) complete the project by 4th August, 2027.

Special Condition

- a. The number of plots falling to the share of land owners which cannot be put for sale by the promoters are shown in the table below:-

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

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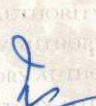
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17	72	1	134	134
18	73	1	150	150
19	74 to 76	3	114	342
20	78	1	90	90
21	79	1	64	64
22	83 to 86	4	122	488
23	87, 88, 92, 93, 96, 97	6	148	888
24	106 to 111, 118 to 123, 127 to 130	16	143	2288
25	136-137	2	107	214
26	149 to 152	4	150	600
27	Commercial-2	1	752.85	752.85

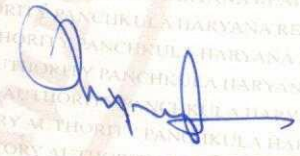
Landowner can sell their plots to any third party only after possession of the plots is handed over to them by the promoter after receipt of completion certificate in respect of the project.

- b. The promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after its approval by Town & Country Planning Department.
- c. The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 0.413 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.


Geeta Rathee Singh
Member


Nadim Akhtar
Member


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman