



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Commercial Plotted Colony namely "32 Emporio" to be developed over land measuring 2.325 acres situated in Village Phoosgarh, Sector-32, Karnal vide

Registration No. HRERA-PKL-KRL-328-2022

Dated: 09.08.2022

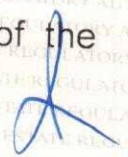
1. The promoter of the project is Esmax Infradevelopers Pvt. Ltd., having its registered office at Sector-32, Near Noor Mahal Hotel, Karnal-132001. The promoter is a Private Limited Company registered with Registrar of Companies, Ministry of Corporate Affairs with Corporate Identity Number-CIN: U70109HR2021PTC092075 having PAN No. AAGCE2715F.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

ix) complete the project by 31st December, 2023.

Special Condition

(i) The number of plots falling into the share of land owners which cannot be put up for sale by the promoters are shown in the table below:-

Sr. No.	SCO Plot No.	Area of each SCO(Sq. Mtrs)	Total No.	Total Area (Sq. mtr)	Area of Landowners(sq. mtr)
1	5,	178.134	1	178.134	178.134
2	6,7,8	120.692	3	362.076	362.076
3	17,18,19,20,21,30,31,32, 33	83.662	9	752.958	752.958
4	16(63.813% share)	83.662	1	83.662	53.388(63.813% share in SCO No.16)
5	34	102.404	1	102.404	102.404
				Total Saleable Area of the Landowner	1448.96


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman