



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Group Housing Colony namely "Adore Legend III" on land measuring 9.037 acres situated in the revenue estate of village Tigaon, Sector 104, Faridabad, Haryana vide

**Registration No. HRERA-PKL-FBD-595-2024**

**Dated: 12.06.2024**

2. The licensee of the project is Baiju Realtors LLP and promoter of the project is Adore Propinfra LLP, having its registered office at H. No. A-43, F/F, Front Side, Shera Mohalla, Garhi, East of Kailash, South Delhi, 110065. Promoter is a Limited Liability Partnership (having two partners i.e. – Sh. Jetaish Kumar Gupta and Sh. Kaptan Singh) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACB-1489 having PAN No. **ACBFA9612P**.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
- 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 flat/apartment, 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) 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 flats/apartments sold/booked and expenditure made in the project.



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- 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.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats/apartments.
- ix) the said project shall be completed by **11.12.2028**.

### 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 flats/apartments 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.



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- iii) Promoter shall submit a copy of service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv) That as per the Affidavit of the promoter dated 29.05.2024 no clause of the Collaboration Agreement/Addendum 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.
- v) 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 the interest of the allottees.

  
Chander Shekhar  
Member

  
Dr. Geeta Bathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman