



## 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 Industrial Group Housing Scheme namely "Adore Prima", on land measuring 5.536 acres (forming part of Industrial Plotted Colony measuring 55.919 acres) in Sector 72-73, falling in the revenue estate of village Mirtzapur and Nimka, Faridabad, Haryana vide

**Registration No. HRERA-PKL-FBD-652-2025**

**Dated: 09.01.2025**

2. The Promoter of the project is Adore Homes LLP, having its registered office at H. No. A-43, F/F, Front Side Shera Mohalla Garhi, Near East of Kailash, South West Delhi 110065. Promoter is a Limited Liability Partnership (having three partners i.e. – Sh. Kaptan Singh, Adore Realtech Pvt. Ltd. and AVS Vision Realinfra LLP) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: AAN-7547 having PAN No. **ABNFA6498E**. However, the landowner/licencees of the project are Hightech Construction Company Pvt. Ltd., Vashisth Builders

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and Engineers Ltd., SPS Infrastructure Pvt. Ltd. and Sunshine Town Planners Pvt. Ltd.

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 **31.01.2029**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

### Special Conditions

- i) The promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.
- ii) 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 units/apartments

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shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

- iii) Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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) 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.
- vi) 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.
- vii) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the



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partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman