



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA



### CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered 116 Villas (Annexure A) namely "Emperium Resortico-Villas" having an FAR of 17,556.57 Sqm forming part of a Residential Plotted Colony measuring 40.493 acres already registered vide HRERA-PKL-YNR-611-2024 dated 14.08.2024 situated in the revenue estate of Village Bhagwargarh, Sector- 33-34, Yamunanagar vide

**Registration No. HRERA-PKL-YNR-667-2025**

**Dated: 14.02.2025**

2. Promoter/Licencee of the Project is Emperium Developers Private Limited having its registered office at 4, Tolsoy Marg, New Delhi-110001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109DL2021PTC382173 having PAN No. AAGCE5062M.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

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 villa, 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) 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 villas 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.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 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 villas.
- ix) the said project shall be completed by 18.06.2029 . However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

### **Special Conditions**

- i. 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.
- 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 30 days from the issuance of this registration certificate, till which time no villas shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

shall be subsequently changed by the promoter without the prior permission of the Authority.

- iii. 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.

  
Chander Shekhar  
Member

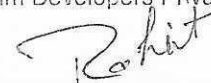
  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman

Sr. No.	PLOT NO.	BREADTH (M)	LENGTH (M)	AREA IN SQMT	AREA IN SQYDS	Type	Builtup Area in Sq.Ft.	Builtup Area in Sqm
1	1	6.75	14.75	99.56	119	Villa	1647	153.01003
2	2	6.75	14.75	99.56	119	Villa	1647	153.01003
3	39	6.75	14.75	99.56	119	Villa	1647	153.01003
4	40	6.75	14.75	99.56	119	Villa	1647	153.01003
5	41	5.93	14.75	87.47	105	Villa	1364	126.71869
6	42	5.93	14.75	87.47	105	Villa	1364	126.71869
7	83	5.93	14.75	87.47	105	Villa	1364	126.71869
8	84	5.93	14.75	87.47	105	Villa	1364	126.71869
9	85	5.93	14.75	87.47	105	Villa	1364	126.71869
10	86	6.75	14.75	99.56	119	Villa	1647	153.01003
11	128	6.75	14.75	99.56	119	Villa	1647	153.01003
12	129	6.75	14.75	99.56	119	Villa	1647	153.01003
13	130	7.34	14.75	108.27	129	Villa	1632	151.6165
14	131	6.75	14.75	99.56	119	Villa	1647	153.01003
15	162	6.75	14.75	99.56	119	Villa	1647	153.01003
16	163	6.75	14.75	99.56	119	Villa	1647	153.01003
17	184	6.75	14.75	99.56	119	Villa	1647	153.01003
18	185	6.75	14.75	99.56	119	Villa	1647	153.01003
19	186	7.34	14.75	108.27	129	Villa	1632	151.6165
20	187	6.75	14.75	99.56	119	Villa	1647	153.01003
21	205	6.75	14.75	99.56	119	Villa	1647	153.01003
22	206	6.75	14.75	99.56	119	Villa	1647	153.01003
23	207	6.75	14.75	99.56	119	Villa	1647	153.01003
24	208	6.75	14.75	99.56	119	Villa	1647	153.01003
25	220	6.75	14.75	99.56	119	Villa	1647	153.01003
26	221	6.75	14.75	99.56	119	Villa	1647	153.01003
27	222	8.33	16.5	137.45	164	Villa	1670	155.14679
28	223	8.33	16.5	137.45	164	Villa	1670	155.14679
29	224	8.33	16.5	137.45	164	Villa	1670	155.14679
30	225	8.33	16.5	137.45	164	Villa	1670	155.14679
31	226	7.07	16.5	116.66	140	Villa	1671	155.23969
32	227	8.33	16.5	137.45	164	Villa	1670	155.14679
33	228	8.33	16.5	137.45	164	Villa	1670	155.14679
34	229	8.33	16.5	137.45	164	Villa	1670	155.14679
35	230	8.33	16.5	137.45	164	Villa	1670	155.14679
36	231	8.33	16.5	137.45	164	Villa	1670	155.14679
37	232	8.33	16.5	137.45	164	Villa	1670	155.14679
38	233	8.33	16.5	137.45	164	Villa	1670	155.14679
39	234	8.33	16.5	137.45	164	Villa	1670	155.14679
40	235	7.07	16.5	116.66	140	Villa	1671	155.23969
41	236	8.33	16.5	137.45	164	Villa	1670	155.14679
42	237	8.33	16.5	137.45	164	Villa	1670	155.14679
43	238	8.33	16.5	137.45	164	Villa	1670	155.14679
44	239	8.33	16.5	137.45	164	Villa	1670	155.14679

For Emperium Developers Private Limited



Authorized Signatory

45	240	6.75	14.75	99.56	119	Villa	1647	153.01003
46	241	6.75	14.75	99.56	119	Villa	1647	153.01003
47	253	6.75	14.75	99.56	119	Villa	1647	153.01003
48	254	6.75	14.75	99.56	119	Villa	1647	153.01003
49	255	6.75	14.75	99.56	119	Villa	1647	153.01003
50	256	6.75	14.75	99.56	119	Villa	1647	153.01003
51	274	6.75	14.75	99.56	119	Villa	1647	153.01003
52	275	6.75	14.75	99.56	119	Villa	1647	153.01003
53	276	6.75	14.75	99.56	119	Villa	1647	153.01003
54	277	6.75	14.75	99.56	119	Villa	1647	153.01003
55	298	6.75	14.75	99.56	119	Villa	1647	153.01003
56	299	6.75	14.75	99.56	119	Villa	1647	153.01003
57	320	6.75	14.75	99.56	119	Villa	1647	153.01003
58	321	6.75	14.75	99.56	119	Villa	1647	153.01003
59	322	6.75	14.75	99.56	119	Villa	1647	153.01003
60	323	6.75	14.75	99.56	119	Villa	1647	153.01003
61	462	6.75	14.75	99.56	119	Villa	1647	153.01003
62	483	6.75	14.75	99.56	119	Villa	1647	153.01003
63	484	6.75	14.75	99.56	119	Villa	1647	153.01003
64	485	6.75	14.75	99.56	119	Villa	1647	153.01003
65	486	7.34	14.75	108.27	129	Villa	1632	151.6165
66	487	6.75	14.75	99.56	119	Villa	1647	153.01003
67	505	6.75	14.75	99.56	119	Villa	1647	153.01003
68	506	6.75	14.75	99.56	119	Villa	1647	153.01003
69	507	6.75	14.75	99.56	119	Villa	1647	153.01003
70	508	6.75	14.75	99.56	119	Villa	1647	153.01003
71	520	6.75	14.75	99.56	119	Villa	1647	153.01003
72	521	6.75	14.75	99.56	119	Villa	1647	153.01003
73	522	8.33	16.5	137.45	164	Villa	1670	155.14679
74	523	8.33	16.5	137.45	164	Villa	1670	155.14679
75	524	8.33	16.5	137.45	164	Villa	1670	155.14679
76	525	8.33	16.5	137.45	164	Villa	1670	155.14679
77	526	7.07	16.5	116.66	140	Villa	1671	155.23969
78	527	8.33	16.5	137.45	164	Villa	1670	155.14679
79	528	8.33	16.5	137.45	164	Villa	1670	155.14679
80	529	8.33	16.5	137.45	164	Villa	1670	155.14679
81	530	8.33	16.5	137.45	164	Villa	1670	155.14679
82	531	8.33	16.5	137.45	164	Villa	1670	155.14679
83	532	8.33	16.5	137.45	164	Villa	1670	155.14679
84	533	8.33	16.5	137.45	164	Villa	1670	155.14679
85	534	8.33	16.5	137.45	164	Villa	1670	155.14679
86	535	7.07	16.5	116.66	140	Villa	1671	155.23969
87	536	8.33	16.5	137.45	164	Villa	1670	155.14679
88	537	8.33	16.5	137.45	164	Villa	1670	155.14679
89	538	8.33	16.5	137.45	164	Villa	1670	155.14679
90	539	8.33	16.5	137.45	164	Villa	1670	155.14679
91	540	6.75	14.75	99.56	119	Villa	1647	153.01003

For Emporium Developers Private Limited

*Rehit*  
Authorized Signatory



92	541	6.75	14.75	99.56	119	Villa	1647	153.01003
93	553	6.75	14.75	99.56	119	Villa	1647	153.01003
94	554	6.75	14.75	99.56	119	Villa	1647	153.01003
95	555	6.75	14.75	99.56	119	Villa	1647	153.01003
96	556	6.75	14.75	99.56	119	Villa	1647	153.01003
97	574	6.75	14.75	99.56	119	Villa	1647	153.01003
98	575	7.34	14.75	108.27	129	Villa	1632	151.6165
99	576	6.75	14.75	99.56	119	Villa	1647	153.01003
100	577	6.75	14.75	99.56	119	Villa	1647	153.01003
101	598	6.75	14.75	99.56	119	Villa	1647	153.01003
102	599	6.75	14.75	99.56	119	Villa	1647	153.01003
103	623	6.75	14.75	99.56	119	Villa	1647	153.01003
104	624	7.34	14.75	108.27	129	Villa	1632	151.6165
105	625	6.75	14.75	99.56	119	Villa	1647	153.01003
106	626	6.75	14.75	99.56	119	Villa	1647	153.01003
107	660	6.75	14.75	99.56	119	Villa	1647	153.01003
108	661	5.93	14.75	87.47	105	Villa	1364	126.71869
109	662	5.93	14.75	87.47	105	Villa	1364	126.71869
110	663	5.93	14.75	87.47	105	Villa	1364	126.71869
111	695	5.93	14.75	87.47	105	Villa	1364	126.71869
112	696	5.93	14.75	87.47	105	Villa	1364	126.71869
113	697	6.75	14.75	99.56	119	Villa	1647	153.01003
114	698	6.75	14.75	99.56	119	Villa	1647	153.01003
115	726	6.75	14.75	99.56	119	Villa	1647	153.01003
116	727	6.75	14.75	99.56	119	Villa	1647	153.01003
<b>Total</b>				<b>12752.43</b>			<b>1,88,979</b>	<b>17556.577</b>

99.56	65 Villas	65	.@133.53 FAR
87.47	10 Villas	10	.@134.19 FAR
108.27	5 Villas	5	.@133.94 FAR
116.66	4 Villas	4	.@131.97 FAR
137.45	32 Villas	32	.@122.65 FAR
		116	

For Emperium Developers Private Limited

  
Authorized Signatory