



## 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 Residential plotted colony (under DDJAY- 2016) namely "Empire Square" to be developed on Land measuring 5.0 acres situated in the revenue estate of Village Jondhi & Jhajjar, Sector 27, Jhajjar vide

**Registration No. HRERA-PKL-JJR-693-2025**

**Dated: 19.05.2025**

2. Promoter of the project is Dorado Estates LLP, having its registered office at House No. 2321, Sector 15, Sonipat, Haryana-131001. Promoter is an LLP (having two partners i.e. – Mr. Arun Kumar Sharma and Mr. Devender) having PAN No AATFN1318F. However, the Landowner/ licencees are Sh. Arvind, Sh. Viru, Sh. Uttam Singh, Sh. Yogesh Singh, Smt. Premvati, Smt. Sunita Devi, Sh. Narender, Sh. Balwan Singh, Sh. Vijay, Sh. Ashok Kumar, Smt. Prem Kaur and Savita.

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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 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) 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) the said project shall be completed by 08.12.2029. However, the registration shall be co-terminus with the license granted by DTCP Haryana.

### **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 30 days from the issuance of this registration certificate, till which time no plots 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 inches (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 shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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. That

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III. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

i. Sh. Ram Kishan

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Ram Kishan( GPA Holder Smt. Premkaur, Smt. Sunita and Smt. Savita)	Residential	34	108.11x1	1 Nos.	108.11
			<b>Total</b>	<b>1 Plot</b>	<b>108.11 Sqm.</b>

ii. Smt. Premwati, Smt. Sunita Devi, Sh. Narender, Sh. Balwan Singh and Sh. Vijay

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Smt. Premwati , Smt. Sunita Devi	Residential	28	109.15	1 Nos.	109.15
Sh. Narender Sh. Balwan Singh , Sh. Vijay		29	108.03	1 Nos.	108.03
			Total	2 Plots	217.18 Sqm.

iii. Sh. Ashok Kumar

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Ashok Kumar	Residential	74,75,76	120.69x3	3 Nos.	362.07
			<b>Total</b>	<b>3 Plots</b>	<b>362.07 Sqm.</b>



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iv. Sh. Arvind and Sh. Veeru

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Arvind Sh. Veeru	Residential	64	120.69	1 Nos.	120.69
		65	120.69	1 Nos.	120.69
		66	120.69	1 Nos.	120.69
		67	120.69	1 Nos.	120.69
		68	120.69	1 Nos.	120.69
		69	120.69	1 Nos.	120.69
		70	120.69	1 Nos.	120.69
		71	120.69	1 Nos.	120.69
			<b>Total</b>	<b>8 Plots</b>	<b>965.52 Sqm.</b>

v. Sh.. Uttam Singh, Sh. Yogesh Singh

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm)
Sh. Uttam Singh, Sh. Yogesh Singh	Residential	7	140.20	1 Nos.	1115.08
		20,21	105.15	2 Nos.	
		45,46,47	93.94	3 Nos.	
		51,60,62,63	120.69	4 Nos.	
			<b>Total</b>	<b>10 Plots</b>	<b>1115.08 Sqm.</b>

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.



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- 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VI. 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.
- VII. 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.
- VIII. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate
- IX. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- X. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not



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execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.

- XI. That the promoter shall not sell any part of the commercial site measuring 0.1084 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 30% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- XII. 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 interests of the allottees.
- XIII. Sh. Arun Kumar Sharma, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

  
Chander Shekhar  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman