



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III' [See Rule 5(1)] REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted Licence No. 04 of 2018 dated 14.01.2018 valid upto 13.01.2028 for land measuring 39.68 acres and Licence No. 176 of 2023 dated 01.09.2023 valid upto 31.08.2028 for land measuring 13.23 acres in favour of M/s Vashisth Builders & Engineers Ltd. in collaboration with M/s Hightech Construction Co. Pvt. Ltd; M/s Sun Shine Town planners Pvt. Ltd and M/s SPS Infrastructure Pvt. Ltd. for developing an Industrial Plotted Colony measuring 55.919 acres respectively. Further Licence No. 78 of 2024 dated 10.07.2024 valid upto 09.07.2029 was granted for additional land measuring 3 acres in favour of Sh. Narsingh Tanwar- Sh. Sandeep Tanwar S/o Shri Mahender Singh in collaboration with Adore Homes LLP, out of which an area measuring 5.536 acres has already been registered by the Authority vide registration No. HRERA-PKL-FBD-652-2025 dated 09.01.2025 valid upto 31.01.2029. Now the promoter has applied for registration for area measuring 4.10 acres which is a part of total area measuring 55.919 acres for setting up of an Affordable Group Housing Colony. Based on the above, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Adore Prima II" an Affordable Industrial group Housing Colony on land measuring 4.10 acres situated in the revenue estate of Village Mirtazapur, Sector-73, Faridabad vide

Registration No. HRERA-PKL-FBD-766-2025

Dated: 01.10.2025

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. 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, Delhi, 110065. Promoter is a Limited Liability Partnership (having 3 partners i.e., Sh. Kaptan Singh, Sh. Jetaish Kumar Gupta and Sh. Siddharth Partap Singh) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: AAN-7547 having PAN No ABNFA6498E. However, the landowner/licencees are M/s Vashisth Builders & Engineers Ltd., Sh. Narsingh Tanwar- Sh. Sandeep Tanwar S/o Shri Mahender Singh and Adore Homes LLP
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 .
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) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2017 and update the same periodically but not later than every quarter, including the information relating to flat/apartment sold/booked and expenditure made in the project.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 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 flat/apartment.
- ix) the said project shall be completed by 31.08.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- I. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flats/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- III. 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.
- IV. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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 interests of the allottees.
- VI. Sh. Jetaish Kumar Gupta shall sign and execute sale deeds/conveyance deeds on behalf of the company.
- VII. 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.
- VIII. That as per the joint undertaking dated 04.03.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- IX. The promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire 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.
- X. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

- XI. That no clause of collaboration agreement dated 04.10.2023 be amended being irrevocable.
- XII. As per clause (e) of the collaboration agreement dated 04.03.2025, the landowner/licencees are entitled to ₹5000 x 25,000 sqft = ₹ 12,50,00,000/- per acre only. The share of the landowner/licencees shall be paid from the 30% free account.

Total area under collaboration:- 3 acres

Thus, the Collaborator's share under the collaboration agreement shall be ₹37,50,00,000/-

Narsingh Tanwar share:- ₹18,75,00,000/-

Sandeep Tanwar share:- ₹18,75,00,000/-


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman