



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. 71 of 2025, dated 22.05.2025, valid upto 21.05.2030 for setting up a Retirement Housing Project under the Retirement Housing Policy dated 04.11.2024 on land measuring 3.53125 acres to Sh. Dushyant Yadav S/o Sh. Motiram Yadav, in collaboration with Adore Buildinfra LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula, has registered the real estate project, namely "Adore Arpanam" situated in the revenue estate of Village Bhatola, Sector-83, Faridabad vide

Registration No. HRERA-PKL-FBD-781-2025

Dated: 30.10.2025

2. The promoter of the project is Adore Buildinfra LLP, having its registered office at H.NO. A-43, F/F, Front, Side Shera Mohalla, Garhi, East Of Kailash, South Delhi, New Delhi, 110065. Promoter is a Limited Liability Partnership (having 2 partners, i.e., Sh. Kaptan Singh and Sh. Jetaish Kumar Gupta) registered with the Registrar of Companies, National Capital Territory of Delhi, with LLPIN: ACB-

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1488 having PAN No ACBFA9613N. However, the landowner/licencee is Sh. Dushyant Yadav S/o Sh. Motiram Yadav.

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 the 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) The 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 the flat/apartment sold/booked and expenditure made in the project.
 - 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.



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- 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 30.01.2030. 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 unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 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.
- 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.

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- 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, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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 24.09.2025, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- IX. Both the promoter and the landowner/licencees 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 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 17.10.2023 be amended being irrevocable.
- XII. That following flats/apartment coming to the share of landowner/licencee cannot be put to sale by the promoter,

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however can be sold by the Landowner i.e. Sh. Dushyant Yadav
S/o Sh. Motiram Yadav :

	T-1	Total Unit	T-2	Total Unit	Grand Total
Residential	22 nd to 30 th Floor	36	22 nd to 30 th Floor	36	72
	2101 & 2102	2	-	-	2
	Total	38		36	74
Commercial	Ground Floor		First Floor		
	9 to 12	4	8 & 9	2	6


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman