



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Shehri Vikas Pradhikaran has allotted Group Housing Site in favour of The Karan Employees Co-operative Group Housing Society Ltd. for setting up of a Group Housing Colony over an area measuring 2607.05 sq. mtrs. Based on this allotment, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Emperium Supreme" on land measuring 2607.05 sq. mtrs. with an FAR of 4801.845 sq. mtrs. (175 for group housing and 12% under IGBC) situated in sector-18, Urban Estate, Panipat vide

Registration No. HRERA-PKL-PNP-746-2025

Dated: 13.08.2025

2. Promoter/allottee of the project is 'The Karan Employees Co-operative Group Housing Society Ltd.' having its registered office at H.No. 17, Nehru Nagar, Tehsil camp, Panipat, Haryana. Promoter is a Cooperative Society (Chairman: Sh. Hardeep Singh and Secretary: Sh. Sumit Agarwal) with registration no. 1840 and PAN No AAPAT3351D.

h

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 .
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/unit, 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 flats/units 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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/unit.
- ix) the said project shall be completed by 07.07.2030.

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/units 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 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.
- 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.





HARYANA REAL ESTATE REGULATORY AUTHORITY


PANCHKULA

- IV. 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.
- V. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the members. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- VI. Sh. Sumit Agarwal shall sign and execute sale deeds/conveyance deeds on behalf of the Cooperative Society.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman