



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 163 of 2025 dated 03.09.2025 which is valid upto 02.09.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY) to be developed on land measuring 9.33125 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Empire Valley" situated in the revenue estate of Village Bhaiyapur, Sector 36A, Rohtak vide

Registration No. HRERA-PKL-ROH-804-2025

Dated: 03.12.2025

2. Promoter of the project is Empire South Private Limited, having its registered office at H. No. W-34 G/F, Rajouri Garden J-6, West Delhi, 110027. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U68200DL2024PTC435979 having PAN No AAICE3744N. However, landowner/licencees are Sh. Satyawan, Sh. Jagdish, Sh. Raj Singh, Sh. Narender Singh, Sh. Chand Singh, Sh. Mahabir, Smt. Kanta, Sh. Rakesh, Sh. Jile Singh, Sh. Jagbir Singh, Sh. Sukhbir Singh, Smt.

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Satwanti, Sh. Vinay, Sh. Chirag, Sh. Arun Kumar, Sh. Yogender, Sh. Joginder, Sh. Parvesh, Sh. Surender, Sh. Ram Kumar, Sh. Surjeet, Sh. Rishipal, Smt. Shakuntla, Sh. Mahesh Kumar, Smt. Santosh Kumari, Smt. Sunita, Sh. Sandeep, Sh. Mandeep, Smt. Yashwanti, Sh. Surmeet, Sh. Ajay, Sh. Rajat, Sh. Prateek, Sh. Sahil and Sh. Yogesh.

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 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 2017 and update the same periodically but not

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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 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 plots.
- ix) the said project shall be completed by 02.09.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

Special Conditions:

- i. Both the promoter and landowner/licencees 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 Form REP I.
- ii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners only:

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| Plot No. | Total Plots | Area in sq. mtrs. |
|--|-------------|-------------------|
| 3,8-13 | 7 | 741.79 |
| 16,17 | 2 | 282.38 |
| 19,22,23 | 3 | 326.19 |
| 28,29 | 2 | 281.66 |
| 50,51 | 2 | 207.22 |
| 156 | 1 | 148.95 |
| 67-69 | 3 | 345.93 |
| 59-66,93-96,99-108,110-115,118-120,124-126,129-136 | 42 | 6299.58 |
| 141,142,147,148 | 4 | 597.32 |
| 149-154 | 6 | 899.64 |
| 159-170 | 12 | 1293 |
| 33-35 | 3 | 404.73 |
| 1 | 1 | 144.18 |
| 14 | 1 | 146.71 |
| Total | 89 | 12119.28 |

- iii. That as per the joint undertaking dated 22.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. That as per joint undertaking cum affidavit dated 22.09.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- v. 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 plots shall be sold. The Promoter is



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also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.


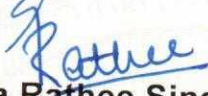


- vi. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.3497 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket
- vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- viii. 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.
- ix. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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.



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- xi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC 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 and the QR code should be affixed on the top right corner.

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|--|---|--|--|
|  Chander Shekhar Member |  Dr. Geeta Rathee Singh Member |  Nadim Akhtar Member |  Parneet S Sachdev Chairman |
|--|---|--|--|