



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. 137 of 2025 dated 05.08.2025 valid upto 04.08.2030 for setting up of a Retirement Housing Project on land measuring 4.01875 acres in favour of Yadram, Dalchand, Rohtash, Raj Kumar, Padam Singh, Hari Singh, Manohar, Dharmender, Gyanwati, Sau Prasad, Kusum, Harish Saini, Deepak Saini, Meenu Saini, Jyoti Saini in collaboration with Adore Real Infra LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project (having an FAR of 38,543.970 sq. mtrs.) namely "Adore Arpanam 2.0" situated in the revenue estate of Village Budhena, Sector-86, Faridabad vide

Registration No. HRERA-PKL-FBD-912-2026

Dated: 01.06.2026

2. Promoter of the project is Adore Real Infra LLP, having its registered address at H. No. A-43, F/F, Garhi, Near East of Kailash, South Delhi-110065. Promoter is a Limited Liability Partnership (having two partners i.e., Sh. Kaptan Singh and Sh. Jetaish Kumar Gupta) having LLPIN: ACD-4399 and PAN No. AC DFA5568Q.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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 unit/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 2018 and update the same periodically but not later than every quarter, including the information relating to unit/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 progress report 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 units/apartments.

ix) the said project shall be completed by **30.06.2030**.

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 units/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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner on all the documents forming part of public domain including

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- agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- vi. 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.
 - vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
 - viii. That as per the joint undertakings cum affidavits, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - ix. That as per joint undertakings cum affidavits, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - x. The promoter and the Licencee/Landowner shall comply with the provisions of section 4(2)(1)(D) of RERA Act, 2016 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.
 - xi. The units allocated to Yadram (Landowner) as per the Collaboration Agreement are as follows:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2601	1-2601	130.274
2602	1-2602	130.274
2603	1-2603	130.274
2604	1-2604	130.274
2701	1-2701	130.274
2702	1-2702	130.274
2703	1-2703	130.274
2704	1-2704	130.274

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Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2601	2-2601	130.274
2602	2-2602	130.274
2603	2-2603	130.274
2604	2-2604	130.274
2701	2-2701	130.274
2702	2-2702	130.274
2703	2-2703	130.274
2704	2-2704	130.274

- xii. The units allocated to Rohtash and Kusum (Landowners) as per the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2801	1-2801	130.274
2802	1-2802	130.274
2803	1-2803	130.274
2804	1-2804	130.274
2901	1-2901	130.274
2902	1-2902	130.274
2903	1-2903	130.274
2904	1-2904	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2801	2-2801	130.274
2802	2-2802	130.274
2803	2-2803	130.274
2804	2-2804	130.274
2901	2-2901	130.274
2902	2-2902	130.274
2903	2-2903	130.274
2904	2-2904	130.274

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- xiii. The units allocated to Raj Kumar and Sau Prasad (Landowner) as per the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
3001	1-3001	130.274
3002	1-3002	130.274
3003	1-3003	130.274
3004	1-3004	130.274
3101	1-3101	130.274
3102	1-3102	130.274
3103	1-3103	130.274
3104	1-3104	130.274

Unit sharing in tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
3001	2-3001	130.274
3002	2-3002	130.274
3003	2-3003	130.274
3004	2-3004	130.274
3101	2-3101	130.274
3102	2-3102	130.274
3103	2-3103	130.274
3104	2-3104	130.274

- xiv. The units allocated to Padam Singh, Hari Singh, Manohar, Dharmender, Gyanwati, Harish Saini, Deepak Saini, Meenu Saini, Jyoti Saini (Landowners) as per the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
3201	1-3201	130.274
3202	1-3202	130.274

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3203	1-3203	130.274
3204	1-3204	130.274
3301	1-3301	130.274
3302	1-3302	130.274
3303	1-3303	130.274
3304	1-3304	130.274

Unit sharing in Tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
3201	2-3201	130.274
3202	2-3202	130.274
3203	2-3203	130.274
3204	2-3204	130.274
3301	2-3301	130.274
3302	2-3302	130.274
3303	2-3303	130.274
3304	2-3304	130.274

- xv. The units allocated to Dalchand (Landowner) as per the Collaboration Agreement are detailed below:

Unit sharing in Tower:1

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2401	1-2401	130.274
2402	1-2402	130.274
2403	1-2403	130.274
2404	1-2404	130.274
2401	1-2401	130.274
2402	1-2402	130.274
2403	1-2403	130.274
2404	1-2404	130.274

Unit sharing in Tower 2:

Flat NO.	Unit NO.	Carpet Area (in Sq. Mtrs.)
2401	2-2401	130.274
2402	2-2402	130.274
2403	2-2403	130.274
2404	2-2404	130.274

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2501	2-2501	130.274
2502	2-2502	130.274
2503	2-2503	130.274
2504	2-2504	130.274

- xvi. As per collaboration agreements executed between the Landowner(s)/Licensee(s) and the Promoter, 30 % of total FAR is to be transferred to the Landowner(s)/Licensee(s). Total Commercial FAR of the project is 1541.42 Sqm. 30% of Commercial FAR is 462.42 Sqm. Promoter shall allot and give possession of the said FAR to the Landowner(s)/Licensee(s) (with mutual consent) before disposing any part of the commercial site. A copy of joint agreement duly mentioning the units along with floors allotted be also submitted to the Authority.
- xvii. The possession of the units allocated to the Landowner(s)/Licensee(s) shall be handed over on or before 02.05.2030 and the landowners shall have the full, independent, and absolute right to sell, transfer, assign, or otherwise dispose of the units falling to their respective share.
- xviii. 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.
- xix. Sh. Jetaish Kumar Gupta, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman