HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted Licence no. 88 of 2026 dated 12.05.2026 valid upto 11.05.2031 for setting up of an Affordable Group Housing Colony on land measuring 13.53128 acres in favour of Pinaki Resources Management Private Limited and Adore Real Build LLP in collaboration with Adore Real Build LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "ADORE LEGEND-V" situated in the revenue estate of village Fafunda, Sector-119, Faridabad vide

Registration No. HRERA-PKL-FBD-993-2026 Dated: 15.10.2026

Promoter of the Project is Adore Real Build LLP having its registered office at 1st Floor, 1F-22, Ozone Centre, Sector-12 Faridabad registered with Registrar of Companies, Delhi I with LLPIN: ACD-4397 and PAN No. ACDFA5573D.

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2. 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 .

3. 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) 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 apartment/unit sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of apartments/units.

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viii) the said project shall be completed by **11.05.2031**.

Special Conditions:

I. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	**Account No.**
100% Master Collection Account	777705557301
70% Separate RERA Account	777705557302
30% Project Account (Misc.)	777705557303
Bank Name & Address: ICICI Bank, 5-D/8A, Railway Road, NIT-5, Faridabad-121001 IFSC Code- ICIC0007079	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

II. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

III. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

IV. Promoter shall 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 its validity issued by the Authority. The QR code, RC number alongwith its

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validity be affixed on the top-right corner 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.

VI. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

VII. 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.

VIII. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

IX. That as per the joint undertaking cum affidavit, both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

X. That as per joint undertakings cum affidavit, 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.

XI. The promoter and the 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.

XII. As per affidavit dated 30.09.2026 Pinaki Resources Management Pvt. Ltd. (Landowner) had received a sum of Rs. 60,05,00,000/- and as on date, no amount is due or payable as per collaboration agreement. The revenue sharing shall be as per terms of the collaboration agreement executed between the landowner and

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the promoter and revenue shared shall be paid from 30% Account.

XIII. 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.

XIV. Sh. Jetaish Kumar Gupta, one of the partner of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

XV. That the promoter has taken loan against the project from CSL Finance Limited and SG Finserve Limited amounting to ₹ 25 Crore and ₹ 45 respectively from both the lenders. The repayment of the said loan shall be made from the 30% account. The Lending Companies will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the unit is deposited by the allottee in the Master Collection Account). This condition has to be incorporated by the Promoter in the BBA.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

(1)

PAYMENT PLAN ("Adore Legend – V")

Time of Payments	Instalment No.	% of the Total Price payable	Amount In Rs
At the time of submission of application form	Initial Amount	5% of Basic Sales Price	As per policy rate
BBA to be executed win 30 days of Allotment, and after signing, execution and registration of Agreement for Sale, following instalments shall follow:			
After execution of BBA	1st Instalment	10% of Basic Sales Price	As per policy rate
On Start of Construction	2nd Instalment	10% of Basic Sales Price	As per policy rate
On casting of Stilt Floor Slab	3rd Instalment	5% of Basic Sales Price	As per policy rate
On casting of 6th (Sixth) Floor Slab	4th Instalment	5% of Basic Sales Price	As per policy rate
On casting of 12th (Fifteenth) Floor Slab	5th Instalment	5% of Basic Sales Price	As per policy rate
On casting of Top Floor	6th Instalment	5% of Basic Sales Price	As per policy rate
On completion of Electrical Works	9th Instalment	10% of Basic Sales Price	As per policy rate
On completion of Internal Plaster	10th Instalment	10% of Basic Sales Price	As per policy rate
On completion of Flooring Work	11th Instalment	7.5% of Basic Sales Price	As per policy rate
On completion of Fixation of Chowkhats/Windows/Doors	12th Instalment	7.5% of Basic Sales Price	As per policy rate
On completion of External Road Work	13th Instalment	5% of Basic Sales Price	As per policy rate
On completion of External Development works (Park, Street Light Etc.)/ Common	14th Instalment	5% of Basic Sales Price	As per policy rate

For ADORE REAL BUILD LLP

Authorised Signatory

Facilities including parking, green areas and driveway			
On completion of External, internal Paint work of Towers/ On submission of application for OC	15th Instalment	5% of Basic Sales Price	As per policy rate
On Offer of Possession	Final Instalment	Balance 5% of Basic Sales Price + Other Charges including: 1. Non-Refundable Interest Free Maintenance Security ("IFMS") 2. Smart Electricity Meter Charges	As per policy rate 25,000/- 12,500

Note:

1. The car parking charges, wherever applicable, shall be limited to 10% of the BSP.
2. The BSP shall comprise the basic charges and the balcony charges, as per the Affordable Housing Policy.

For ADORE REAL BUILD LLP

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