



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Adore Ananda" an Affordable Group Housing Colony on land measuring 6.0875 acres situated in the revenue estate of Village Chandawali, Sector 64, Tehsil & District Faridabad vide

Registration No. HRERA-PKL-FBD-264-2021

Dated: 09.09.2021

2. The promoter of the project is Adore Buildtech LLP, having its registered office at H. No. A-43, F/F, Front Side Shera Mohalla, Garhi, Near East of Kailash, New Delhi-110065. The promoter is a Limited Liability Partnership Firm registered with Registrar of Corporate Affairs Delhi with LLP Identification Number- AAG-1392 having PAN No ABDFM8253H.

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3. The 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 the following conditions:

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 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 and update the same periodically but not later than every quarter, including the information relating to the apartments sold/booked and expenditure made in the project.

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- 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.
- 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 31 March, 2026.

Special Conditions: -

- i. The promoter while referring to the earlier Collaboration Agreement executed on 09.03.2021 and the Special Power of Attorney dated 10.03.2021 in which sharing of Built-up area in a ratio of 40:60 has been agreed amongst the land owners and developer has submitted the following sharing pattern:

Details of Residential Area							
S. No.	Tower No.	No. of Flats	Unit Area (Carpet)	Total Area (in Sq. ft)	Remarks	Owner's area (in Sq. ft)	Developer's area (in Sq. ft)
1	T-1	40	464.5699	18583	Owner	18583	
2	T-2	56	645.834	36167	Developer		36167
3	T-3	56	645.834	36167	Developer		36167
4	T-4	56	645.834	36167	Developer		36167
5	T-5	56	645.834	36167	Developer		36167

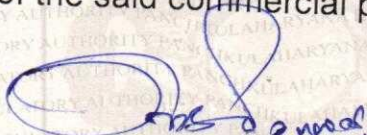
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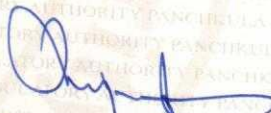
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6	T-6	56	645.834	36167	Developer		36167
7	T-7	56	645.834	36167	Developer		36167
8	T-8	56	645.834	36167	Developer		36167
9	T-9	56	645.834	36167	Developer		36167
10	T-10	48	645.834	31000	Owner	31000	
11	T-10	8	645.834	5167	Developer		5167
12	T-11	56	645.834	36167	Owner	36167	
13	T-12	56	645.834	36167	Owner	36167	
14	T-12A	44	645.834	28417	Owner	28417	
15	T-14	144	319.042	45942	Owner	45942	
				490775		196275	294500

- ii. Further, the rights to develop, market, sell and to execute conveyance deed for the 60% FAR vests with the developer. The remaining 40% FAR as mentioned above shall belong to the owners. The promoter will have no right to sell, execute conveyance deed to any third party relating to the FAR belonging to the owners.
- iii. Further, the promoter shall submit the building plans in respect of commercial pocket having an FAR measuring 3445.27 Sq. Mtrs. to the Authority along with deficit fee, if any. The commercial area should also be divided in a ratio of 40:60 between the owners/developer. Till then, the promoters shall not sell/dispose of any part/unit of the said commercial pocket.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman