

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted colony under DDJAY namely "Emperium Palm Drive" on land measuring 10.51 acres situated in the revenue estate of Village Nizampur sector-19A & 40, Panipat vide

Registration No. HRERA-PKL-PNP-349-2022 Dated: 15.09.2022

 The promoter of the project is Emperium Developers Private Limited, having its registered office at 4, Tolstoy Marg, New Delhi, Delhi Central Delhi DL 110001 IN. The promoter is a Private Limited Company registered with Registrar of Companies, Delhi with Corporate Identity Number-CIN: U70109DL2021PTC382173 having PAN No. AAGCE5062M.

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- 2. 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 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) 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 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 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.

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STATE REGULATOR

- 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) complete the project by 4th August, 2027.

Special Condition

a. The number of plots falling to the share of land owners which cannot be put for sale by the promoters are shown in the table below:-

S.No	Plot No.	No. of Plots	Area (in Sq. Mtrs.)	Total Area(in sq. mtrs)
ATHORE	1 to 3	STATE REGULATORY AUTHOR	UN PAUCHKULA H147	441
2	9 to 11	ARLAM STATE REGISTANCE	136	408
3	18 to 20	ANA REAL PRIVATE 3 GUERRAN	124	372
4	23 CRITY PARCHAGE A	ARY ARM PLANTED 1 TERROR	114 LA HARV	372 114 MARIA
5 .	24	1	DAKOR ALTBORET132 CHKOLA HAR	132
6	28, 29, 32, 36	KULAHARYANA 4 LATAPER	106	424
7 S (VIE)	37 A ORY AUTHORITY	NORGANIA PVATENCIALIST	THE RESTRICTION 141 TY PANCIES	141
8	41 ATTORY AUTHOR	TO NAME AND TO NAME AND THE PARTY OF THE PAR	ESTAT MIGHT ST 99 THORITY DATE	99
9 REAL	46	HORITY PANCHICITE A 1 TRYANA RE	REGULA 87 AUTHORO	87
10	47-48 FOLLATORY A	THORIFY PARTY 2	THE RESERVANTION	176
11	49 RECULATO	YALTBORETT PY 1	yana estatua 89	можите 89 мили в 170
12	57 to 61	ATORYANTHORTS BACHERAN	100	500
13	64 NARLAL TREATERED	LILATORY AUTHORITY PANCING	MANA REAL 145 TERECEUL	145
14	65 MANAREMENTATION	PREGULATORY AUT TORFTY PANE	TRUT AHARYAN 138 ESTATE REGI	138
15	70 ALIANA ARBAIL ENTA	CATHREOUTABUR AUTHORITY	136	136 HORITY
16	71 KULAHARPANA REAL	ESTATE REGLETATORY ASSESSED.	PEAL CHALLAIN 135 PEAL EST	EREGULATION THORIT



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17	72 HARVANA REAL ESTAT	ATE REGULATORY 1 AUTHORITY PAN	IRLIA HA 134 AL PETATE	134
18	73 LAHARY AVAREALE	TATE REGULATO	ANCHEL 150 AR	150
19	74 to 76	AF ESTATERAGEL 3	PANCHKUI 114 RYAN PRALI	342
20	78 PANCHRULA HARVANA	AREAL ESTATE RECUEATOR NAUTH	THE PANCE 90 LA HARVAR	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
21	79 MACHENIA HARY	WARFAL FRIATE 1 TOURAL OF VAL	DEHORITY 64 PKULA JAN	ARIAL 64 REGION
22	83 to 86	ARYANA REAL ES 4TE REGULATOR	122 ANCHKULA II	488
23	87, 88, 92, 93, 96, 97	HARVANA REAL ESTATE REGULATION OF THE PROPERTY	148 MISS PANCHE	888
24	106 to 111, 118 to 123, 127 to 130	CIKULA HARYANA REAL ESTATE REGI CIKULA HARYANA REAL ESTATERI PANCHKULA HARYANA REAL ESTATE FANCHKULA HARYANA REAL ESTATE	HIBATOR AUTHORITY PAR FROULATOR AUTHORITY I E REGULATOR AUTHORITY	ANCHELLA ITALIAN ANCHERICANO DE LA TRANSPORTATION D
25	136-137	CRETY PANCHKET 2 HARYANA REALE	STATE REGI 107 AND THE	214
26	149 to 152	AUTHORITY PANCE 4 CHARLES HARVANA REA	150	600
27	Commercial-2	DEVATE BORITY PARCHELLA HARVANA	752.85	752.85

Landowner can sell their plots to any third party only after possession of the plots is handed over to them by the promoter after receipt of completion certificate in respect of the project.

- b. The promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after its approval by Town & Country Planning Department.
- c. The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 0.413 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.

Geeta Rathee Singh

Member

Nadim Akhtar Member

Dilbag Singh Sihag Member Rajan Gupta