



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.01.2025.

Item No. 276.08

Continuation of registration of project u/s 7(3) of RERA Act, 2016.

Promoter: M/s. Emerald Home Developers Pvt. Ltd.

Project: A Group Housing Colony on land measuring 6.126 acres situated in Village Kheri Kalan and Palwali, Sector 88, Tehsil and District Faridabad, Haryana.

Reg. No.: 158 of 2017 dated 29.08.2017 valid upto 28.01.2023, COVID extension granted upto 28.10.2023.

Temp ID: 497-2019.

Present: Mr. Tarun Ranga, Advocate.

1. M/s. Emerald Home Developers Pvt. Ltd. had applied for extension of registration of the said project u/s 6, i.e., upto 28.10.2024 and same was considered by the Authority 20.11.2024 wherein following was observed:

*"12. Ld. Counsel submitted that OC of five towers has been received. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. Authority also decided to ban sale till grant of further extension.
13. Adjourned to 22.01.2025."*

2. Accordingly, certificate of extension (upto 28.10.2024) has been uploaded on the website of the Authority.

3. The promoter vide application dated 19.11.2024 has applied for further extension of the project upto 28.10.2025.



4. It has been submitted that the promoter has received OC for Tower A, B, C, E, F and commercial space on 11.12.2020 (having FAR of 27851.97 sq.mtrs) and applied for OC for Tower D and club house on 04.10.2023 and same is expected to be received in 15 days.
5. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹1,27,742/- as extension fee.
6. License No. 124 of 2008 dated 14.06.2008 has been granted by DTCP on land measuring 30.268 acres renewed upto 13.06.2025.
7. The promoter has submitted CA certificate, Engineer and Architect certificate which depicts that works completed at site is 99%.
8. The promoter is also liable to pay late fee and penalty, however decision is to be taken whether late fee and penalty is to be charged as per the entire registered area or for the area for which OC has not been obtained and accordingly the fee deposited by the promoter will be verified.
9. Ld. Counsel submitted that Occupation Certificate dated 04.12.2024 for Tower-D and club house has been received and submitted in the registry today. Hence, Authority decided to grant extension of one year under Section-7(3) of RERA Act, 2016. Late fee and penalty will be considered later on.
10. Adjourned to 02.04.2025.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
6/2/25

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Ashima)