



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 02.04.2025.

Item No. 283.08

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. First Extension granted upto 28.10.2024 u/s - 6 of RERA Act, 2016.

Temp ID: 497-2019.

Present: Adv. Tarun Ranga, Counsel for the Promoter

1. M/s. Emerald Home Developers Pvt. Ltd. vide letter dated 19.11.2024 had applied for continuation of registration of the said project u/Section - 7(3) of RERA Act, 2016 i.e., upto 28.10.2025. The promoter has applied on prescribed proforma Rep-V Form, and deposited ₹1,27,742/- as extension fee.
2. 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.
3. 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.



4. The promoter has submitted CA certificate, Engineer and Architect certificate which depicts that works completed at site is 99%. The promoter is also liable to pay late fee and penalty.
5. On 22.01.2025, Learned 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.
6. In view of above, extension certificate granted upto 28.10.2025 has been uploaded on web portal of the Authority.
7. Vide letter dated 22.01.2025, the Promoter has submitted Occupation Certificate dated 04.12.2024 for Tower D, EWS and Community Building.
8. Today, The Authority observes that as per resolution dated 07.08.2024 (Item No. 261.34) and 29.01.2025 (Item 277.45), the Promoter is liable to deposit the following :
- Deficit Extension fee – Rs. 56,399/-
 - Late fee – Rs. 3,68,283/-
 - Penalty – Rs. 36,828/-.

The Promoter is directed to deposit the above mentioned fee and penalty atleast one week before the next date of hearing.

9. Adjourned to 09.07.2025.



True copy


Executive Director,
HREERA, Panchkula

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

LA (Panchkula)

Kalsh