



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-I, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.07.2025.**

**Item No. 292.15**

**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. Project ID: 497-2019.

**Present:** Adv. Tarun Ranga on behalf of the promoter

1. The promoter vide letter dated 19.11.2024 had applied for continuation of registration of the said project u/s 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 was 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. The promoter has submitted CA certificate, Engineer and Architect certificate which depicts that works completed at site is 99%.
4. On 22.01.2025, 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.

5. In view of above, extension certificate for grant of extension upto 28.10.2025 has been uploaded on web portal of the Authority.

6. Vide letter dated 22.01.2025, the Promoter has submitted Occupation Certificate dated 04.12.2024 for Tower D, EWS and Community Building. In view of resolution dated 07.08.2024 and 29.01.2025. The Promoter is liable to deposit Deficit Extension fee of ₹. 56,399/-, Late fee of ₹. 3,68,283/- and Penalty of ₹. 36,828 /-.

7. Vide reply dated 07.07.2025, the promoter has deposited the above mentioned deficit extension fee of Rs. 56,399/- (via online reference no. RERA-PKLP1751538135), Late fee of Rs. 3,68,283/- (via online reference no. RERA-PKLP1751538805) and Penalty of Rs. 36,828/- (via online reference no. RERA-PKLP1751538483) dated 03.07.2025.

8. Since the certificate has already been uploaded on the website of the Authority, the matter is disposed of.



True copy

  
Executive Director,  
HRERA, Panchkula

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



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