



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.10.2025.

Item No. 303.18

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: EMERALD HOME DEVELOPERS PVT. LTD.

Project: "EMERALD HEIGHTS" Group Housing colony measuring 6.12 acres falling in the revenue estate of Village Kheri Kalan and Palwali, Sector-88, Faridabad.

Reg. No.: HRERA-PKL-FBD-158-2017 dated 29.08.2017 valid upto 28.10.2025. COVID extension granted upto 28.10.2023, first extension under section 6 granted upto 28.10.2024 & second extension under section 7(3) granted upto 28.10.2025.

Temp ID: 497-2019.

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

1. Vide letters dated 28.07.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 28.10.2025 to 28.10.2026. Following were submitted by the Promoter:

- i. Form REP-V along with Extension fee of ₹ 76,500/- via Online Payment Receipt No. RERA-PKLA1753270733 dated 23.07.2025 and its calculation is in order.

	Particulars	Percentage
	Percentage of works completed at the time of last extension	100%
ii.	Percentage of Development Works executed as per Architect's Certificate till date	100%
	Percentage of Development Works executed as per Engineer's Certificate till date	100%
	Percentage of Development Works executed as per CA's Certificate till date	100%



- iii. A certificate stating the details regarding money received from allottees, money deposited in ESCROW Account (PSB 07171100011233), money withdrawn from ESCROW Account, funds invested in construction work and quantum of money withdrawn by the promoters for the purpose other than project upto 31.03.2025.

Particulars	₹ in lakhs
Money deposited in ESCROW Account including receipts from customers, Loans and Promoters contributions	24957.14
Money withdrawn from ESCROW Account	24832.94
Amount of fund invested on the construction work including purchase of material, direct expense and other overheads and refund to customers, Repayment of Loans/interest, including withdrawn by the promoters from amount deposited in ESCROW Account	24832.94

- iv. CA certificate stating the details upto quarter ending March-2025 regarding the percentage of remaining work in terms of cost and the estimated balance cost to be incurred for completion of the project.

Particulars	₹ in lakhs
Cumulative cost incurred on construction of the project upto 31.03.2025	17747.61
Estimated total cost of the project	14727.54
Percentage of remaining work in terms of cost	0.00
Estimated balance cost to be incurred for completion of the project (as per management)	0.00

Note: Estimated total cost of the project revised due to some extra luxurious amenities provided to the Flat Owners.

- v. Certificate of Architect stating percentage Works of Construction of “Emerald Heights” as on 31.12.2024.

Total Progress on Basement with respect to Project (A) 100%
Total Progress on Towers & EWS (B) 100%
Total Progress on Basement on Overall Project (A+B) 100%

- vi. Revised zoning plan for Group Housing for area measuring 25.262 acres (License No. 124 of 2008 dated 14.06.2008) issued by the Directorate of Town and Country Planning, Haryana vide Memo No. ZP-1458/AD(NK)/2021/8131 dated 25.03.2021.



- vii. Revised Building plans of Group Housing Scheme of Phase III on an area measuring 6.126 acres of land out of area measuring 30.268 acres (Licence No. 124 of 2008 dated 14.06.2008) issued by the Directorate of Town and Country Planning, Haryana vide Memo No. ZP-471/SD(BS)/201812983 dated 26.04.2018.
- viii. Service Plan/Estimates of License No. 124 of 2008 dated 14.06.2008 issued by the Directorate of Town and Country Planning, Haryana vide Memo No. LC-920-JE(SK)-2020/21729 dated 11.12.2020
- ix. Environment clearance certificates issued by State Environment Impact Assessment Authority, Department of Environment, Haryana vide Letter No. DEH/09/SEIAA/287 dated 04.05.2009.
- x. Photographs of the project.
- xi. QPR filed upto 31.03.2025.
- xii. An Affidavit from the promoter stating that no amount has been collected from any person for the sale of any flat/unit in the project during the period of the ban.
- xiii. Vide Memo No. ZP-471/AD(NK)/2020/21768 dated 11.12.2020 issued by the Directorate of Town and Country Planning, Haryana, granted Occupation Certificate (OC) for Tower- A,B,C,E,F & Tower- EWS & Commercial Block; totaling 272 main Dwelling unit & 48 EWS unit.
 - a. FAR Sanctioned- 27794.09 sqm and 112.109%
 - b. FAR Achieved- 27851.97 sqm and 112.349%
- xiv. Vide Memo No. ZP-471-Vol.-III/PA(DK)/2024/37974 dated 04.12.2024 issued by the Directorate of Town and Country Planning, Haryana, granted Occupation Certificate (OC) for Tower- D & EWS Block & Community Building; totaling 112 main unit & 20 EWS units.
 - a. FAR Sanctioned- 16689.53 sqm and 62.629%
 - b. FAR Achieved- 16748.253 sqm and 67.557%



- xv. The promoter has applied for the Completion Certificate for the project.
- xvi. Promoter had applied 90 days prior to the expiry of registration certificate HRERA-PKL-FBD-158-2017 issued on 29.08.2017 valid upto 28.10.2025.

2. Today, Adv. Tarun Ranga appeared on behalf of the promoter and informed that Licence No. 124 of 2008, dated 14.06.2008, was valid upto 13.06.2025. In view of the submissions made by the Ld. counsel, the Authority hereby decides to return this application, as the applicant's licence has lapsed. However, liberty is granted to the applicant to file a fresh application along with a renewed and valid licence. 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.

STP



LA Karanveer

28/11