



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 12.11.2025.

Item No. 304.28

Compliance as per RERA Registration Certificate bearing No. HRERA-PKL-FBD-764-2025.

Promoter: EMERALD INFRALAND LLP.

Project: "Aanandam Residency" Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 4.593 acres situated in the revenue estate of Village Bhupani, Sector-89, Faridabad.

Reg. No.: HRERA-PKL-FBD-764-2025 dated 18.09.2025 valid upto 31.08.2030.

Temp ID: RERA-PKL-1788-2025.

1. The letter dated 24.10.2025, has been received from the Emerald Infraland LLP vide which promoter submitted the compliance of the special conditions laid down in the Registration Certificate bearing No. HRERA-PKL-FBD-764-2025 dated 18.09.2025 has been intimated and requested to take the following on record:

a. The public notice for the RERA Bank Account in the Tribune and Dainik Bhaskar.
2. On perusal of the case file it transpired that, Authority granted Registration no. HRERA-PKL-FBD-764-2025 dated 18.09.2025 valid upto 31.08.2030. At the time of grant of registration following special conditions were imposed:

- i) *The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flats/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.*
- ii) *Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.*



- iii) Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - iv) No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - v) The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the instalments of the loan received, shall be credited into the 70% RERA Bank Account.
 - vi) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - vii) Sh. Bharat Pal Singh, one of the Directors of Emerald Home Developers Pvt. Ltd. shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
3. In view of the above promoter has complied with special condition No. (i) which is as under:

The promoter had published the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account via public notice in two newspapers on dated 29.09.2025 in 'The Tribune (English newspaper)' & 'Dainik Bhaskar (Hindi newspaper)'.

HEAD OF BANK ACCOUNT NAME	ACCOUNT NUMBER
100% Collection A/c	99999810024149
70% Designated RERA A/c	50200113710513
30% Promoters Operative A/c	99908800795783

4. Upon perusal of the file it transpired that the bank account details and size of public notice issued by the promoter is in order.
5. After consideration, the Authority is of the view that the promoter has complied with Special Condition No. (i). Accordingly, a corrigendum in this regard be issued. The Authority further directs the promoter to ensure compliance of the remaining special conditions.
6. 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 (away)

LA Karamjeet

4/12