



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. 304.29

Compliance of Special Conditions as per RERA Registration Certificate bearing No. HRERA-PKL-FBD-755-2025.

Promoter: EMERALD INFRALAND LLP.

Project: "MAPLE" an Affordable Residential Plotted Colony over an area measuring 3193.947 sq. mtrs., situated in the revenue estate of Village Kheri Kalan, Sector-97, Faridabad.

Reg. No.: HRERA-PKL-FBD-755-2025 dated 27.08.2025 valid upto 30.06.2030.

Temp ID: RERA-PKL-1781-2025

1. The letter dated 25.09.2025, 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-755-2025 dated 27.08.2025 has been intimated and requested to take the following on record:

- a. The public notice for the RERA Bank Account in the Delhi Tribune and Dainik Bhaskar.
- b. A copy of Service Plan Estimates.
- c. Document showing entry of license in revenue record.

2. After perusal of case file it transpired that, Authority granted Registration no. HRERA-PKL-FBD-755-2025 dated 27.08.2025 valid upto 30.06.2030. At the time of grant of registration following special condition was imposed:

- a. *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 shop/unit 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.

- b. 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.
 - c. 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.
 - d. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by DTCP, Haryana with the density of 18 persons per plot.
 - e. 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.
 - f. Sh. Bharat Pal Singh shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - g. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
 - h. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.
 - i. The promoter shall charge the cost of floor/unit as per carpet area and not as per super area.
3. In view of the above promoter has complied with special condition No. (i), (iv) & (vii), which are as under:

- 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 17.09.2025 in 'Delhi Tribune (English newspaper)' & 'Dainik Bhaskar (Hindi newspaper)'.

HEAD	BANK NAME	ACCOUNT NUMBER
100% Collection A/c	HDFC Bank, Sector-14, Faridabad	99910090090090
70% Designated RERA A/c	HDFC Bank, Sector-14, Faridabad	50200082005433
30% A/c	HDFC Bank, Sector-14, Faridabad	50200082066702
IFSC Code- HDFC0001466		

- Promoter has submitted a copy of Service Plan/Estimate in Licence No. 79 of 2023 dated 10.04.2023 issued for setting up of Affordable residential Plotted colony



(DDJAY) over an area measuring 8.25625 acres in the revenue estate of village Kheri Kalan, Sector-97, Faridabad by the Directorate of Town & Country Planning, Haryana vide their office Memo No. LC-4889/PA(SK)/2025/27244 dated 17.07.2025.

- Promoter has applied for entry of license in the revenue record.

4. Upon perusal of the file, it transpired that the size of public notice and bank details are in order. The promoter has only submitted a letter of DTCP vide which he was granted approval of the service plan but the copy of the approved service plan/estimates are not enclosed. The promoter has requested the Tehsildar, Faridabad to update the licence No. 27 of 2025 in the revenue records, but as of now no entry has been made.


5. Based on the above submissions, we may ask the promoter to comply with all the special conditions.

6. After consideration, the Authority directs the promoter to submit the approved service plan/estimates and the revenue record reflecting the entry of Licence No. 27 of 2025. The Authority further directs the promoter to ensure compliance of all special conditions stipulated in the registration certificate.

7. Adjourn to 04.02.2026.


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 Karanjeet

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