



**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 25.02.2026.

**Item No. 314.11**

Submission of request for modification in already Registered villas from 116 to 76 villas in RC no. HRERA-PKL-YNR-667-2025 dated 14.02.2025.

**Promoter: EMPERIUM DEVELOPERS PRIVATE LIMITED.**

**Project: "Emperium Resortico- Villas" having FAR of 17,556 sqm forming part of Residential Plotted Colony measuring 40.493 acres situated in the revenue estate of Village Bhagwargarh, Sector 33-34, Yamunanagar, Haryana.**

**Reg. No.: HRERA-PKL-YNR-667-2025 dated 14.02.2025 valid upto 18.06.2029.**

**Temp ID: 1595 of 2024.**

**Present:- Sh. Jyoti Sidana on behalf of the promoter.**

1. That vide letter dated 20.01.2026, the promoter has submitted a request for modification in already Registered villas from 116 to 76 villas on the basis of updated market analysis and project feasibility studies, a lower density development aligns better with current demand, financial viability and development strategy. The proposed development with 76 villas is more practical, compliant and sustainable while maintaining the overall project objectives. Hence, the promoter requests to issue corrigendum by reducing the number of villas in the above-said Registration Certificate. The following is the list of villas which the promoter wants to sell as plots:-

S.No.	Plot No.	Plot Area in Sq. Mtr.
1.	162	99.56
2.	163	99.56
3.	205	99.56
4.	206	99.56
5.	207	99.56
6.	208	99.56
7.	240	99.56
8.	241	99.56



9.	253	99.56
10.	254	99.56
11.	255	99.56
12.	256	99.56
13.	274	99.56
14.	275	99.56
15.	276	99.56
16.	277	99.56
17.	298	99.56
18.	299	99.56
19.	320	99.56
20.	321	99.56
21.	322	99.56
22.	323	99.56
23.	462	99.56
24.	483	99.56
25.	484	99.56
26.	485	99.56
27.	486	108.27
28.	487	99.56
29.	505	99.56
30.	506	99.56
31.	507	99.56
32.	508	99.56
33.	520	99.56
34.	521	99.56
35.	553	99.56
36.	554	99.56
37.	555	99.56
38.	556	99.56
39.	598	99.56
40.	599	99.56

2. The Authority after consideration decided to accede to the request of the promoter and directed the office to upload the list of the villas being converted into plots by the way of a corrigendum. Disposed of.



True copy

Secretary, (Acting)  
HRERA, Panchkula

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

*[Signature]*  
18/3/26  
STP

*[Signature]*  
18/03

LA DHRUU

*[Signature]*  
18/03/26