



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 01.07.2026.

Item No. 324.52

Compliance of Special Conditions as per RERA Registration Certificate.

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 Authority had registered the above-captioned project on 27.08.2025 subject to following special conditions:

- 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 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.*
- ii. *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.*
- iii. *The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project*



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and thereafter all the instalments of the loan received, shall be credited into the 70% RERA Bank Account.

- iv. 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.*
- v. 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.*
- vi. Sh. Bharat Pal Singh shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.*
- vii. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.*
- viii. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.*
- ix. The promoter shall charge the cost of floor/unit as per carpet area and not as per super area.*

2. Vide letter dated 25.09.2025, promoter had submitted documents in compliance of the special conditions (i), (iv) and (vii) imposed in the Registration Certificate and requested to take the same on record.

3. On 12.11.2025, after due consideration, the Authority directed the promoter to submit the approved service plan/estimates and the revenue records reflecting the entry of Licence. The Authority further directed to ensure compliance of all special conditions stipulated in the registration certificate.

4. On 04.02.2026, neither any one appeared nor any reply filed. Promoter was directed to comply with the directions of the Authority dated 12.11.2025 failing which show cause notice under Section-63 of the Real Estate (Regulation & Development) Act, 2016 shall be issued.

5. When this matter was last placed before the Authority in its meeting held on 22.04.2026, it was observed that promoter had not complied with the directions of the Authority dated 12.11.2025 till date despite granting ample opportunities. Therefore, the Authority decided to issue show cause notice under Section-63 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as RERA Act, 2016) for not complying with the directions of the Authority dated 12.11.2025.

6. In compliance of above, show cause notice under Section-63 of RERA Act, 2016 has been issued to the Promoter on 25.06.2026.



7. The office has informed that reply to the show cause notice has been submitted today, i.e., 01.07.2026. In view of this, the Authority directs the office to examine the reply and put up the same on the next date of hearing.

8. Adjourned 12.08.2026.



True copy
Sunny
Secretary (Acting),
HRERA, Panchkula

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

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