



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 22.07.2026

Item No. 326.11

Application seeking extension for NGT restrictions under Section-6 and alternatively under Section-7(3) of the RERD Act, 2016.

Promoter: Emeraled MDPS LLP.

Project: "Anmol" an Affordable Group Housing Colony measuring 5.0662 acres situated in Sector-88, Faridabad.

Reg. No.: HRERA-PKL-FBD-278-2021 dated 22.10.2021 valid upto 16.01.2026. First Extension for one year under Section-7(3) granted upto 16.01.2027.

Temp ID: RERA-PKL-953-2021.

Present: Adv Tarun Ranga for the Promoter

1. Vide letter dated 15.06.2026, the Promoter has submitted application seeking extension of the registration period of the above-mentioned project under Section 6 of the Real Estate (Regulation and Development) Act, 2016 and, in the alternative, under Section 7(3) of the Act.

2. The project has witnessed substantial delays due to circumstances beyond the control of the Promoter, primarily on account of repeated statutory restrictions imposed by the Commission for Air Quality Management (CAQM) and implementation of the Graded Response Action Plan (GRAP) across the National Capital Region (NCR), including Faridabad.

3. During the period from October 2022 to January 2026, multiple orders under GRAP Stage III and Stage IV were issued by the competent authorities, whereby construction and demolition activities were completely prohibited except for specifically exempted projects.



The restrictions directly impacted excavation, structural works, material movement, labour deployment, finishing activities, contractor mobilization and overall project execution.

4. As per the detailed chronology and copies of the relevant notifications/orders, the project suffered 179 days of complete construction stoppage:

5. Accordingly, the project suffered a direct loss of approximately 179-180 days due to the complete prohibition of construction activities imposed by statutory authorities. The cumulative impact of these restrictions was significantly higher, as it not only resulted in the loss of actual construction days but also caused consequential delays of nearly nine months in remobilization of labour, procurement of construction materials, deployment of contractors, and execution of the balance development work.

6. During the GRAP restriction periods, a substantial portion of the construction workforce migrated to their native places and non-NCR regions due to the prolonged suspension of construction activities. Such labour could not be remobilized immediately upon revocation of the restrictions and generally returned only after normal construction activities resumed across the NCR region.

7. Consequently, the project suffered additional delays beyond the actual ban period.

8. That the aforesaid restrictions were beyond the control of the Promoter and fall within the category of circumstances warranting extension under Section 6 of the Act. Further, the project has continued to progress whenever construction activities were permitted and the Promoter has remained committed towards completion of the project and fulfilment of obligations towards allottees.

9. In view of the above facts and circumstances, the Promoter respectfully requests the Hon'ble Authority to:

- a) Take on record the GRAP Stage III and Stage IV notifications/orders and the chronology of restrictions;
- b) Consider the aggregate loss of approximately 180 days caused due to statutory prohibition on construction activities;
- c) Grant extension of the project registration by a minimum period of six (6) months under Section 6 of the Haryana Real Estate (Regulation and Development) Act, 2016;
- d) Alternatively, exercise powers under Section 7(3) and permit continuation of the registration in the interest of project completion and protection of allottees;
- e) Pass any other order deemed fit and proper in the facts and circumstances of the case.



10. Promoter is seeking extension of the project registration for a minimum period of six months under Section 6 of the Haryana Real Estate (Regulation and Development) Act, 2016 as the project suffered a direct loss of approximately 179-180 days due to the complete prohibition of construction activities imposed by statutory authorities from 19.10.2022 to 22.01.2026. (GRAP restriction periods). However, the promoter has not submitted Form REP-V and Online Extension form as on date.

11. Today, the Authority observes that the application submitted by the Promoter is not in prescribed format. Furthermore, as on date, the registration is valid upto 16.01.2027. As per Rule 6 of Real Estate (Regulation & Development) Rules, 2017, the Promoter should submit such application three months prior to the expiry of the registration granted.

12. In view of the above, the Authority decides to **dispose of** the matter.



True copy

Secretary (Acting),
HIRERA, Panchkula

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

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