



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-I, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.08.2026.

**Item No. 329.35**

**Compliance of Special Conditions as per RERA Registration.**

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



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- 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. Following has been enclosed vide letter dated 25.09.2025:-
- (i) Copy of original newspaper publishing all three accounts of the project.
  - (ii) Approval letter of service plans & estimates.
  - (iii) Letter requesting to Tehsildar, Faridabad to update license into service records.
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 the promoter to ensure compliance of all special conditions stipulated in the registration certificate.
4. Subsequently, on 04.02.2026, neither any one appeared on behalf of the promoter 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 and it was observed that the promoter had not complied with the directions of the Authority dated 12.11.2025 till date despite being granted 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 RERD 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 RERD Act, 2016 was issued to the Promoter on 25.06.2026.
7. On 01.07.2026, the office has informed that reply to show cause notice has been submitted today, i.e., 01.07.2026. In view of this, the Authority directed the office to examine the reply and put up the same on the next date of hearing.



8. Vide reply dated 01.07.2026, the promoter has submitted the following:
- As regards special condition i, the Promoter has duly complied with the special condition no. i imposed in the registration certificate by publishing a notice dated 17.09.2025 indicating all three bank accounts and learned Authority has been informed regarding the same vide letter dated 20.09.2025 along with copies of original newspapers.
  - As regards special condition ii and iii, the conditions require compliance under specific future circumstances, the Promoter confirms and undertakes to comply fully with this condition.
  - As regards special condition iv, this condition has been duly complied with by submitting the same vide letter dated 20.09.2025. The same also forms part of this reply as well.
  - As regards special condition v, this condition is contingent upon future events and the Promoter confirms that it shall comply with it upon occurrence of the specified circumstances.
  - As regards special condition vi, the promoter confirms to comply with the same as and when specific circumstance arise.
  - As regards special condition vii, this condition has been duly complied by submitting documents showing entry of license by submitting the same vide letter dated 20.09.2025. The same also forms part of this reply as well.
  - As regards special condition viii, this condition is contingent upon future events and the promoter shall comply with the same upon occurrence of the specified circumstances.
  - As regards special condition ix, the promoter affirms that this condition has been a constant part of the Promoter's Business Policy since inception of the project.
9. The Promoter submitted that in light of the above point-wise responses, the Promoter/Project Developer has duly complied with the special conditions mentioned in the Registration Certificate and duly informed this Authority about the said compliance.

The promoter in its reply further submitted that vide the Show Cause Notice, and specifically at Paragraph 2, this Ld. Authority has acknowledged the receipt of the Promoter/Project Developer's compliance letter dated 20.09.2025. That despite being in receipt of the aforementioned compliance letter dated 20.09.2025, the Ld. Authority vide orders dated 12.11.2025, directed the Promoter/Project Developer to submit the approved service plans/estimates and the revenue records reflecting the entry of license. Furthermore the said conditions (i.e. Condition No iv and Condition No vii of the Registration Certificate) stood duly complied by the Promoter and the relevant documents were already submitted to this Ld. Authority in a timely manner vide compliance letter dated 20.09.2025. This Ld. Authority has duly acknowledged receipt of the said Compliance Letter, which was complete and satisfactory in all aspects. Therefore, it appears that the further proceedings dated 12.11.2025 had been initiated due to inadvertence. Further, no notice of any proceedings before this Ld. Authority in respect of compliance of conditions of the Registration Certificate of the Project was served upon the Promoter/Project Developer which resulted in



Bona-fide non-appearance of the Promoter through its authorized representative and/or counsel before this Ld. Authority. The said inadvertent proceedings have further resulted in issuance of the Show Cause Notice under Reply despite the timely compliance of the imposed conditions by the Promoter/Project Developer, and the same deserves to be withdrawn and/or marked as 'Closed'.

7. Today, the Authority observes that vide letter dated 02.07.2026, the promoter has submitted approved service plans of the project. Upon perusal of letter dated 20.09.2025, it is found that Promoter had only submitted copy of approval letter of service plans estimates of the project not the approved service plans and estimates booklet and document showing entry of license of the project in revenue records which has now been submitted vide reply dated 01.07.2026 and 02.07.2026. In view of above, the promoter has now complied with the observations of the Authority dated 12.11.2025 and objection of the promoter that the orders dated 12.11.2025 were inadvertently passed does not sustain, since the promoter has complied with the observations on a later date, i.e., 01.07.2026 and 02.07.2026.

In view of above, the Authority decided to take on record approved service plans and estimates of the project, document showing entry of license in revenue records and details of bank account of project published by the Promoter which are as follows:

| Head of Bank Account                       | Account No.                                       |
|--------------------------------------------|---------------------------------------------------|
| 100% Collection Account                    | 99910090090090 (same as provided in REP-I Part D) |
| 70% RERA Account                           | 50200082005433                                    |
| 30% Promoter Account                       | 50200082066702                                    |
| Bank Name: HDFC Bank, Sector-14, Faridabad |                                                   |
| IFSC: HDFC0001466                          |                                                   |

8. The office is directed to upload approved service plans and estimates of the project on the web portal of the Authority and issue addendum regarding bank account details related to the project.

9. **Disposed of.**



True copy

Secretary (Acting),  
HRERA, Panchkula

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

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