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 30.09.2026.

Item No. 333.34

Request to update Completion certificate, Service Plans and Zoning Plan for the project.

Promoter: **Emperium Realty Pvt Ltd.**

Project: **EMPERIUM HAPPY HOMES an Affordable Group Housing Colony over an area measuring 5.08339 Acres situated in Sec-1A, Village Taraf Raj Putaan, Tehsil and District Panipat (Near Model Town Haryana).**

Reg. No.: **374 of 2017 Dated 28.11.2017 valid upto 27.11.2021.**

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

1. The promoter vide letter dated 27.11.2025 had requested the Authority to show the status of the project as completed. In this regard, the promoter had submitted the following documents:

   a. Completion certificate dated 24.08.2022 issued by Directorate of Town and Country Planning, Haryana against license no. 71 of 2017 over an area measuring, 5.08339 acres.
   b. Zoning Plan
   c. Approval of Service Plan/estimates by HSVP vide letter dated 16.07.2019 along with Project Report/estimate for providing water supply, sewerage, storm water drainage, roads, street lightning and horticulture in respect of the 5.08-acre, affordable group housing project.

2. The Authority on 11.02.2026 was of the view that the registration granted by the Authority was valid up to 27.11.2021; however, Completion Certificate has been granted on 24.08.2022. Therefore, the promoter is directed to apply for extension for the period up to 24.08.2022. Further, a copy of layout plan, environmental clearance, approved service plan/ estimates by DTCP, Haryana a legible copy of the zoning plan and updated QPRs up to the date of grant of Completion Certificate be submitted.

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3. Vide reply dated 10.04.2026, the promoter has submitted as under:-

a. That the said project is completed in all respect and the completion certificate stands issued vide dated 24.08.2022. The QPRs are submitted upto 31.03.2021.
b. Copy of letter of approval of Service Plan/estimates by DTCP Haryana is enclosed.
c. That the said Project is completed on 24.08.2022 and was valid upto 27.11.2021 whereas the Promoter has not availed the benefit of Covid relaxation period granted by the Government for 9 Months. Hence, the same may be considered in this case and if considered by the Authority, the said project will be extended upto 26.08.2022. Hence the extension application may not be insisted. However, Form REP-V (application for extension) is enclosed.
d. Legible copy of zoning plan is enclosed.
e. That the User ID and Password of online RERA Portal for this project is missing at their level, therefore, they have submitted a separate request to issue the same. Hence, the QPR shall be submitted only after receipt of the User ID and Password by them. In view of the above, the promoter requested to acknowledge the same and consider application for acknowledgment of completion certificate of the Project.

4. The Authority observed that User Id and password were sent on the above-mentioned emails of the promoter by the IT cell on 18.04.2026. However, QPRs have still not been filed.

5. On 29.04.2026, Mr Jyoti Sidana appeared on behalf of promoter and submitted that QPRs would be filed by the promoter today itself but on perusal of record, it was found that no QPRs have been filed by the promoter.

6. On 15.07.2026, the Authority granted one last opportunity to the promoter to file the QPRs along with ₹50,000/- as penalty for non-filing of QPRs till date, and directed the promoter to file QPRs atleast 15 days before the next date of hearing.

7. A copy of these proceedings were sent to the promoter through mail which were delivered on 10.08.2026 and registered post which were delivered on 14.08.2026.

8. On the last date of hearing dated 26.08.2026, Shri Jyoti Sidana informed that penalty of ₹50,000/- has been deposited and sought time for filing QPRs.

9. Thereafter, vide letter dated 09.09.2026, the promoter has requested to provide user id and password and the same was granted to the promoter on 16.09.2026.

10. Today, Sh. Jyoti Sidana appearing on behalf of promoter informed that they will check with the company regarding receipt of user id and password and requested for a short accommodation to file QPRs.

11. Accepting the request of Sh. Jyoti Sidana, Adjourned to **25.11.2026.**

Haryana Real Estate Regulatory Authority * PANCHKULA * Despatch No 2824 Date 19/10/26

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.

CA- Shubham

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