



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 04.10.2021.

Item No. 152.08

(ix) Promoter : Emerald MDPS LLP.

Project : "Anmol" – Affordable Group Housing Colony on land measuring 5.0062 Acres in Sector- 88, Faridabad.

Temp ID: RERA-PKL-953-2021

Present: Adv. Rajesh Goswami on behalf of Applicant Promoter.

1. The application for registration of project namely "ANMOL" to be developed by Emerald MDPS LLP on land measuring 5.0062 Acres was last considered on 17.08.2021 when the Authority had observed as follows:

"The Town and Country Planning Department vide memo no. LC-4156-JE (SK)-2021/19150 dated 06.08.2021 had granted in principal approval for transfer of license and change of developer in license no. 01 of 2021 dated 19.01.2021 issued in favour of RPS Infrastructure Ltd. for setting up of Affordable Group Housing Colony (under migration from License No. 124 of 2008 dated 14.06.2008 granted for Group Housing Colony over an area measuring 30.268 acres) for an area measuring 5.0062 Acres in sector-88, Faridabad. The Authority also observed that the application for registration cannot be considered at this stage as the same is premature."

2. Today, applicant promoter submitted a copy of the sale deed dated 17.9.2021 vide which the licensee company M/s RPS Infrastructure Pvt. Ltd. has sold land in this project measuring 5.0062 acres, to the applicant promoter M/s Emerald MDOPS LLP for a consideration of Rs.37,89,73,120/-. Shri Rajesh Goswami, Advocate, learned counsel appearing for applicant promoter stated that applicant promoter having become full owners of the project land has



applied for transfer of the license in their favour. They have also been granted an in-principal approval of transfer of license in their favour by the Town and Country Planning Department. Accordingly, Ld. counsel requested for granting registration to the project.


3. Authority has considered this matter and observes that this is a group housing colony. Allotment of apartment in this colony will be made under supervision of Town & Country Planning Department by way of draw of lots. It is, therefore, to be presumed that the actual sale of apartments in the colony will take place only when license is confirmed having been transferred in favour of the applicant promoter. Accordingly, in order to avoid delay in launching of the project, Authority decides to register the project subject to the condition that before effecting actual sale in favour of any allottee, license should be formally transferred in their favour. The Authority would expect that applicant promoter shall follow up the matter with Town & Country Planning Department and submit a copy of the license in their favour within 3 months.

4. Further, the promoter shall get the building plans approved in respect of commercial pocket and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.

5. CTP may issue the registration certificate and list the matter on 10.01.2022 for monitoring the status of transfer of license. If transfer of license takes place before that and a copy submitted to the Authority before that date, this matter will stand disposed off.

6. Adjourned to 10.01.2022.

True copy



Executive Director,
HRERA, Panchkula



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

Handwritten signature 14/10/21

LA/Indu

Handwritten signature
14/10/2021