



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.04.2023.**

**Item No. 209.19**

(viii) **Promoter : Emerald Infraland LLP**

**Project : "Gulmohar" an affordable residential Plotted Colony under DDJAY, 2016 on land measuring 8.256 Acres situated in the revenue estate of Village Kheri Kalan, Sector-97, Faridabad.**

**Temp ID : RERA-PKL-1264-2023**

**Present: Sh. Bharat pal Singh, designated partner through video conferencing.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 79 of 2023 dated 10.04.2023 valid upto 09.04.2028 was granted in favour of Emerald Infraland LLP for development of an affordable residential Plotted Colony under DDJAY, 2016 on land measuring 8.256 Acres situated in the revenue estate of Village Kheri Kalan, Sector-97, Faridabad.
2. The application has been examined and following deficiencies are observed:-
  - i. The promoter has mentioned the date of approval of building plans under REP-I Part C as 11.04.2023, whereas building plans in the case of a residential plotted colony are got approved by individual allottees.
  - ii. There are open charges of Rs. 15 Crores as per MCA website. It needs to be clarified whether these charges are against the project land or not?
  - iii. Balance Sheet for the year 2021-22 is not submitted.



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- iv. Total of Land utilization table under REP-I Part C do not match with the total licensed area.
  - v. Copies of bilateral agreements and LC-IV have not been submitted.
  - vi. CA certificate is not in order as it puts the whole responsibility on the management and talks about non default till 31.03.2023 and not upto the current date.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 12.06.2023.
  4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting on Monday following the date of such submission.



True copy

Executive Director,  
HRERA, Panchkula

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

11/5/23