



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 08.05.2023.

Item No. 211.12

(ix) 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

1. When this matter was last heard by the Authority on 25.04.2023, following deficiencies were conveyed:-

- 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.*
- 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.*

2. Applicant promoter vide replies dated 28.04.2023 and 05.05.2023 has complied with the observations made by the Authority. The Authority therefore, finds the project fit for registration subject to correction of land utilization table (under REP-I Part C) on the web portal of Authority. Following special conditions be also imposed in the registration certificate:



- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.330 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
3. **Disposed of.** File be consigned to record room after issuance of registration certificate.



15/5/23
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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.