



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 29.01.2025.

Item No. 277.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: M/s Emperium Developers Private Limited.

Project : "Emperium Resortico - Villas" having an FAR of 17,556.57 Sqm to be developed over land measuring 12752.43 Sqm (forming part of a residential plotted Colony bearing License No. 69 of 2024 dated 19.06.2024) situated in the revenue estate of Village Bhagwargarh, Sector-33-34, Yamunanagar.

Temp ID : RERA-PKL-1595-2024

Present: Sh. Jyoti Sidana for the Promoter.

1. This application is for registration of a new project namely 'Emperium Resortico-Villas' having an FAR of 17,556.57 Sqm on land measuring 12752.43 Sqm in respect of which Building Plans have been approved by DTCP, Haryana for 116 Villas. The said area of 12752.43 Sqm is a part of License No. 69 of 2024 dated 19.06.2024 granted to Emperium Developers Private Limited for land measuring 40.493 acres situated in the revenue estate of Village Bhagwargarh, Sector-33-34, Yamunanagar, which is registered vide Registration No. YNR-611-2024 dated 14.08.2024 valid upto 18.06.2029.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 20.01.2025:

- i. *At Page-12 of REP-I, Date of approval of Layout Plan and Building Plans has not been mentioned.*
- ii. *At Page 20 of Rep-1 Part D, Annex Balance Sheet of last three years – the promoter has mentioned NO.*
- iii. *Non- default C.A. Certificate has not been submitted in original. (Page 63)*



- iv. Phone no. , Email ID of M.D, Directors and Authorised Representative of the Company are same as mentioned in REP-1 PART-A.
- v. Payment Plan has not been submitted.
- vi. As regards the technical capacity, the promoter has not submitted any documents related to professionals/Experts appointed, qualification, experience/ no. of projects completed by the concerned persons.
- vii. Specification of construction mentioned in REP-I Part H are not specific.
- viii. Whether the financial liability of Rs. 4.80 Cr. of ICICI House Finance Co. Limited against the land of this project.
- ix. Details of 116 Villas mentioning area, FAR , Plot no. etc be submitted.
- x. In the financial year ending 31.03.2024, there is a long term borrowings of Rs. 1690.68 Lacs. Promoter should explain the same.

3. Now, vide reply dated 21.01.2025, the promoter has complied with all the above observations except observations at serial number (iv) and (vii). The Promoter is directed to comply with the remaining observations.

4. **Adjourned to 05.02.2025.**



True copy

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Executive Director,
HRERA, Panchkula

6/2/25

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

LA (Kakul)