



**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 05.02.2025.**

**Item No. 278.03**

(v) **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. On the last date of hearing i.e, 29.01.2025, the promoter had complied with most of the observations except observations at serial number (iv) and (vii).

4. However, after the proceedings of the meeting, vide reply dated 29.01.2025, the promoter had complied with the remaining observations.

5. As, the promoter has complied with all the observations, today the Authority decided to register the project subject to the following special conditions:

- i. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- ii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no villas shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.



6. The Authority directs the office to make necessary changes in online A-H Form.
7. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten signature]*  
11/2/25

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

CA (Kakul)