



**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 10.09.2025.**

**Item No. 299.03**

(iii) **Promoter: EMERALD INFRALAND LLP.**

**Project : "AANANDAM RESIDENCY" Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 on land measuring 4.593 acres situated in the revenue estate of Village Bhupani, Sector-89, Faridabad**

**Temp ID : RERA-PKL-1788-2025**

**Present: Adv. Tarun Ranga on behalf of promoter.**

1. This application is for registration of the project namely; "AANANDAM RESIDENCY" bearing Licence No. 27 of 2025 dated 18.03.2025 valid upto 17.03.2030 granted by Town and Country Planning Department for setting up of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024.

2. The application was examined and following observations were conveyed to the promoter on 05.09.2025:

- i. Non-Default Certificate from CA is not provided in original.
- ii. CA Certificate certifying that the REP-I (A to H) details is not in original.
- iii. Bank A/c details given in Part- D of REP-I has not been specified whether it is a Master A/c or Escrow A/c.
- iv. Resolution passed in the Board meeting of Partners which authorizes Sh. Bharat Pal Singh as Authorized person is not submitted in original.
- v. Promoter has not submitted original LLP agreement which is mentioned in the supplementary LLP agreement.
- vi. There is a cutting and over-writing in the Site plan-1; Site/ Ground Floor Plan & Area Details-2. Fresh Site Plan should be provided by the promoter without cutting or over-writing.



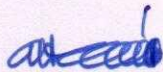


3. The promoter vide reply dated 08.09.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no flat shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
  - ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - 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.
  - iv. 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.
  - v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
  - vi. Sh. Bharat Pal Singh, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
  - vii. 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. Disposed of. File be consigned to record room after issuance of registration certificate.

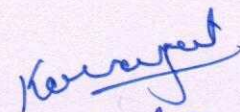



True copy

  
Executive Director,  
HRERA, Panchkula

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

STP

  
IA (Karamjeet Singh)

  
15/09