



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.08.2025.

Item No. 296.34

Promoter: Emerald Infraland LLP

Project: "Maple", 92 independent floors (on 23 plots) on land measuring 3193.947 sq. mtrs. (with FAR of 2.64) situated in revenue estate of village Kheri Kalan, sector 97, Faridabad.

Temp ID: 1781-2025

1. The promoter had earlier applied for registration of a new project namely "Maple" 92 independent floors (on 23 plots) on land measuring 3193.947 sq. mtrs. (with FAR of 2.64) situated in revenue estate of village Kheri Kalan, sector 97, Faridabad vide temp ID 1720-2025 and the same was returned on 30.07.2025. Now the promoter has applied afresh vide temp ID 1781 of 2025 alongwith 5% processing fee.

2. The following observations were conveyed to the promoter on 24.07.2025:

- i. The promoter has already received registration on license no. 79 of 2023 dated 10.04.2023 vide reg. no. 458 of 2023 and is now seeking registration of independent floors with 2.64 FAR. The promoter has received license to develop residential plotted colony, however, A to H has been submitted for constructing 92 Floors on 23 plots, however set of approved building plans and sanctions from DTCP have not been enclosed nor approval date mentioned at Page No. 12 of A to H;
- ii. LLP should delegate powers to one of its partners to execute sale deeds on behalf of the LLP;
- iii. Expenditure to be made in each quarter not submitted;
- iv. Completion date mentioned in REP I (31.03.2030) and REP II (30.06.2030) are different;
- v. REP II is incomplete;
- vi. Payment plan not submitted;
- vii. Duly certified Balance Sheets of the last three years be submitted;



- viii. Acknowledgement of filing the ITRs by the promoter be submitted;
- ix. No Default certificate at page 96 is not in prescribed format;
- x. Projected cash flow statements (quarterly) of the proposed project be submitted;
- xi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company;
- xii. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- xiii. Calculation of fee be submitted;
- xiv. Specifications in REP I (Part II) are not specific;
- xv. Plots to be constructed not marked on layout plan;
- xvi. Area of the plot in REP I (Part B) not in order.

3. Vide letters dated 29.07.2025, 30.07.2025, and 12.08.2025 has complied with all the observations conveyed vide letter dated 24.07.2025. After consideration, the Authority finds 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 flats/units shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in hindi) 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 the prior permission of the Authority.
- ii. 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.
- iii. 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by DTC, Haryana with the density of 18 persons per plot.
- 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 shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vii. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- viii. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.

This has been approved by the Authority through circulation on 20.08.2025.



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 -

LA (Monika)

Monika