



**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 07.01.2026.**

**Item No. 309.03**

(ix) **Promoter:** Emerald Landplaner LLP.

**Project:** “The Marq” a mixed land use Colony under TOD Policy ( 70% Commercial and 30% Residential) on land measuring 4.562 acres situated in the revenue estate of Village Faridabad, Sector 20, Faridabad.

**Temp ID:** RERA-PKL-1904-2025.

**Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of the project namely; “The Marq” a mixed land use colony under TOD Policy (70% Commercial and 30% Residential) on land measuring 4.562 acres situated in the revenue estate of Village Faridabad, Sector 20, Faridabad, for which license No. 128 of 2024 dated 24.10.2024 valid upto 23.10.2029 has been granted by Town and Country Planning Department, Haryana in favour of Emerald Landplanner LLP.
2. The application was examined and following observations were conveyed to the promoter on 01.01.2026:
  - i. The license has been granted in favour of Emerald Landplanner LLP however, application for registration has been received from Emerald Landplaner LLP. The Promoter is directed to verify the same in the license/schedule of land and submit a copy of the same in the Authority.
  - ii. Payment Plan is not in order. It does not indicate the quantum of other charges to be paid by the allottee till the grant of possession.
3. The promoter vide letter dated 02.01.2026 has informed that the discrepancy in the name of promoter has occurred due to a clerical/typographical error and application for





correction of name has already been submitted in the Department of Town & Country Planning, Haryana on 31.12.2025. The Promoter also undertakes to submit corrected license/land schedule as soon as it is received from the Department. The Promoter has also submitted revised payment plan indicating quantum of all other charges payable by allottee upon grant of possession which is in order.

4. In view of the above, 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 apartments/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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number along with validity be affixed on the top-right corner 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.
- vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.





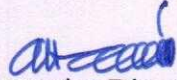
- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Naveen Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.
- xi. The Promoter shall submit a copy of license with correct name of the firm within 3 months of issuance of this registration certificate.

4. File be consigned to record room after issuance of registration certificate.

Disposed of.




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

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