



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning had granted license no. 79 of 2023 dated 10.04.2023 which is valid upto 09.04.2028 for setting up of an Affordable Residential Plotted Colony over an area measuring 8.256 acres having registration no. HRERA-PKL-FBD-458-2023 dated 25.05.2023. Now, the promoter has proposed to develop 92 independent floors on 23 plots (as at Annexure 1) of the colony on an area measuring 3193.947 sq. mtrs. (with FAR of 8572.53 sq. mtrs.). Based on the above, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Maple" on land measuring 3193.947 sq. mtrs. situated in the revenue estate of village Kheri Kalan, sector- 97, Faridabad vide

Registration No. HRERA-PKL-FBD-755-2025

Dated: 27.08.2025

2. Promoter/licencee of the project is Emerald Infraland LLP having its registered office at House no. 374, sector-17, Faridabad-121002, Haryana. Promoter is Limited Liability Partnership (having partners: Emerald Home Developers Pvt. Ltd. and Sh. Ajay Gaur) having LLP IN AAW3378 and PAN No. ABUFA8854F.

h

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the floors/units, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to floors/units sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of floors/units.
- ix) the said project shall be completed by 30.06.2030.

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 floors/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

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

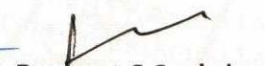
against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

- iv. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by DTCP, 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.
- ix. The promoter shall charge the cost of floor/unit as per carpet area and not as per super area.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

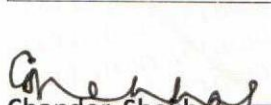

Parneet S Sachdev
Chairman


HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

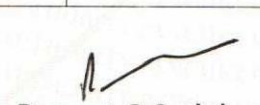
Annexure 1:

S.NO	PLOT NO.	AREA IN SQ. MTRS.	Permissible FAR- 2.00%	Additional purchase of FAR-0.64%	Achieved FAR in sq. mtrs.
1.	A-86	133.24	266.49	85.28	337.27
2.	A-90	133.24	266.49	85.28	337.27
3.	A-93	148.21	294.43	94.85	380.83
4.	A-98	148.21	294.43	94.85	380.83
5.	A-102	148.21	294.43	94.85	380.83
6.	B2	148.21	294.43	94.85	380.83
7.	B-15	148.21	294.43	94.85	380.83
8.	B-18	148.21	294.43	94.85	380.83
9.	B-19	148.21	294.43	94.85	380.83
10.	B-20	148.21	294.43	94.85	380.83
11.	B-28	148.21	294.43	94.85	380.83
12.	B-29	148.21	294.43	94.85	380.83
13.	B-134	148.21	294.43	94.85	380.83
14.	B-150	148.21	294.43	94.85	380.83
15.	C-31	148.21	294.43	94.85	380.83
16.	C-34	133.24	266.49	85.28	337.27
17.	C-35	133.24	266.49	85.28	337.27
18.	C-56	148.21	294.43	94.85	380.83
19.	D-63	148.21	294.43	94.85	380.83
20.	D-66	148.21	294.43	94.85	380.83
21.	D-71	148.21	294.43	94.85	380.83
22.	D-72	148.21	294.43	94.85	380.83
23.	D-73	143.41	286.81	91.78	368.49
Total:					8572.53


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman