



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 07.08.2024.

Item No. 261.17

Extension of registration under Section 6 and continuation of registration under Section-7(3) of RERA Act, 2016

Promoter: M/s Syscom Edutech Pvt. Ltd.

Project: "Sonipat Global industrial Township" an Industrial Plotted Colony on land measuring 21.143 Acres being developed in Village Devru & Jawahari, Distt. Sonipat.

Reg. No.: HRERA-PKL-SNP-280-2021 dated 29.10.2021 valid upto 31.12.2022.

Temp ID: 945-2021.

Present: Mr. Rishabh Jain, Ld. Advocate through VC.

1. The Promoter had applied for first extension of registration on 21.07.2023. The application for extension was heard by the Authority on 09.10.2023 vide item no. 229.17 wherein the Authority had decided that promoter be asked to file online quarterly progress reports up to date and submit zoning plan and service plan estimates and the matter was adjourned to 30.10.2023.
2. Since no reply was received from the promoter, the matter was adjourned to 10.01.2024.
3. The Authority on 10.01.2024 decided that since the reply has still not been received and up to date QPR's have still not been filed, therefore the promoter be issued show cause notice under Section 35 of the RERA Act, 2016 as to why the project be not handed over to the Association of Allottees? Promoter be also issued show cause notice under Section 63 of



the RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority?

4. In view of the above, show cause notice was issued to the promoter and Suo Motu Complaint No. 213-2024 was registered which is listed before the Authority on 07.08.2024.
5. Thereafter, vide reply dated 21.02.2024 and 27.02.2024, the promoter has submitted the approval letter for service plan estimates and zoning plan duly approved by DTCP, Haryana. Since the promoter has not submitted the complete documents, therefore the Authority on 03.04.2024 decided that promoter should submit following information:-
 - a. Complete set of service plans and estimates.
 - b. Further, since the extension (if granted by the Authority) would only be valid for one year upto 31.12.2023, which has expired, therefore, the promoter need to apply for continuation of registration under Section 7 (3) of the RERA Act for another year alongwith the prescribed fee.
 - c. After that the request of promoter will be considered and the matter was adjourned to 15.05.2024.
6. On 15.05.2024, Mr. Rishabh Jain, Learned counsel appeared and stated that further extension has been applied on 09.05.2024 and the matter was adjourned to 07.08.2024.
7. Now, vide reply dated 09.05.2024, the promoter has submitted the following: -
 - a. Complete set of service plans/estimates.
 - b. Application for further continuation of registration upto 31.12.2024 without any extension fee. The promoter has requested for waiver of extension fee under proviso to sub-rule (2) of rule 6 as they have completed the project in all respects in month of March 2023 and DTCP has not issued the completion certificate due to vacancy of Chartered Accountant in their office.
8. As per CA, Architect and Engineer certificate, construction/ development activities are 100% complete in all respects. QPRs of the project have only been filed upto 31.12.2023.
9. Ld. Counsel also submitted that extension fee of Rs.4,28,000/- has been deposited on 2nd August, 2024.



10. After consideration, Authority decided to grant extension of one year each under Section-6 and further continuation of project under Section-7(3) of RERA Act, 2016 for another year. Authority further directs the promoter to upload up to date QPRs. Service plan/ estimates submitted by promoter are taken on record for further upload on the website.



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.

LH (Shubham)