



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 21.11.2022.**

**Item No. 190.27**

**(viii) Promoter : Syscom Edutech Pvt. Ltd.**

**Project : "Sonipat Global Industrial Township" - Industrial Plotted Colony over an additional area measuring 11 acres (adjacent to license no . 34 of 2021 making total area of colony as 32.143 acres) situated in the revenue estate of Village Deoru and Jawahri, Tehsil and District Sonipat**

**Temp ID: RERA-PKL-1153-2022**

1. This application has been filed for registration of an Industrial Plotted Colony to be developed over an additional area measuring 11 acres in Village Deoru and Jawahri Tehsil and District Sonapat. This project is adjacent to the already registered project bearing registration no. HRERA-PKL-SNP-280-2021 dated 29.10.2021 for which License No. 34 of 2021 for area measuring 21.143 acres has already been granted. It is observed that the earlier layout plan in respect of License No. 34 of 2021 has been amended to accommodate additional land measuring 11 acres and a combined layout plan of 32.143 acres has been approved by Town and Country Planning Department and a new license no. 45 of 2022 has been granted for area measuring 11 acres.

Due date for completion of the earlier project is 31.12.2022, whereas, the due date of completion given in the present application is 12.04.2027.

2. After consideration, Authority observes as follows:-

a. The license in this case has been granted to Syscom Edutech Pvt. Ltd. alongwith 5 individual land owners in collaboration with Syscom Edutech Pvt. Ltd. who have

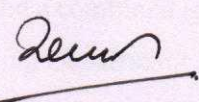


executed a collaboration agreement and General Power of Attorney with other licensee/landowners. The Collaboration agreement and General Power of Attorney are although registered and irrevocable and confer powers to develop/construct the said project, however, do not confer complete powers to sell, market and execute conveyance deeds in favour of allottees, upon applicant/promoter.

- b. Land schedule has not been annexed with licence. The same should be submitted along with LC-IV and Bilateral Agreement.
  - c. Since the licenced land falls in the Agriculture zone of the development plan, the same should be shown on the latest development plan of the Town.
  - d. Layout plan is provisionally approved which is for the purpose of inviting objections from general public.
  - e. The area to be allotted to owners should be marked on the layout plan. The same should be submitted alongwith the signatures of all owners/allottees.
  - f. Area of 0.35 acres should be excluded from registration as the land use of the area has not been determined in the layout plan.
3. Adjourned to 19.12.2022 with direction to rectify above mentioned deficiencies and submit registered and irrevocable addendum to Collaboration Agreement and General Power of Attorney conferring complete powers to develop, market, sell and execute conveyance deeds upon applicant/promoter.

Further the applicant/promoter is directed to submit the details of plots allotted to the licensee/land owners in tabulated form.

True copy



Executive Director,  
HRERA, Panchkula



*all ready*  
*30/11/22*

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

LA(harina)