



**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, hrerapkl-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 28.08.2023.**

**Item No. 224.15**

(vi) **Promoter : M/s Sigma Residency.**

**Project : "Sigma Residency" an affordable residential Plotted Colony under DDJAY 2016 on land measuring 18.925 acres situated in the revenue estate of Village Khangesra & Alipur, Sector 12, Panchkula Extension-II (Part) Panchkula.**

**Temp ID : RERA-PKL-1321-2023**

**Present: Adv. Tarun Ranga on behalf of promoters.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 132 of 2023 dated 24.06.2023 valid up to 23.06.2028 was granted in favour of Top Ten Software Pvt. Ltd. and Sigma Residency in collaboration with Sigma Residency for the development of an affordable residential Plotted Colony on land measuring 18.925 acres situated in the revenue estate of Village Khangesra & Alipur, Sector 12, Panchkula Extension-II (Part) Panchkula.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
  - i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
  - ii. License No. 132 of 2023 has been granted on the condition that the promoter shall construct the access to site upto higher order road in concurrence with the concerned authority before allotment of plots. The status of construction of the said road be submitted to the Authority.



- iii. 60% of Residential/Commercial area belongs to the owner. A Joint undertaking be submitted showing his acceptance. The plots be also marked on the layout plan.
  - iv. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount which belongs to the owner be transferred to the said account. A joint undertaking with the consent of the landowner/licencee be submitted for complying with the above.
  - v. It should also be clarified as to who will maintain the colony for next 5 years. An undertaking in this regard be also submitted.
  - vi. Copies of LC-IV, Bilateral Agreement, Allotment letter and Agreement to sell to be executed with allottees have not been submitted.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 30.10.2023.
  4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.