



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 26.09.2023.

Item No. 228.23

(xi) 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

1. When this matter was last heard on 28.08.2023, following deficiencies were conveyed:-

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.

2. Now, vide reply dated 25.09.2023 and 26.09.2023 the applicant/promoter has complied with the aforesaid deficiencies.

3. The Authority after consideration decides to register the project with the following special conditions that the:

i. Following plots coming to the share of landowner/licencee i.e. Top Ten Software Pvt. Ltd. cannot be put to sale by the promoter:-:

Sr No.	Category	Plot No.	No of plots	Total (in sq. mtr)
1	D	44-63	20	3,000.00
2	E	64-68	5	718.13
3	F	69-71	3	334.81
4	F1	74-81	8	774.60
5	D	82-91	10	1,500.00
6	H	105-108	4	599.86
7	H1	109	1	149.78
8	H	110-114	4	599.86
9	H1	115	1	149.78
10	i	116	1	146.62
11	J	117-120	4	577.44
12	J	137-140	4	577.44
13	I	141	1	146.62
14	M	160	1	123.21
15	M1	161-164	4	481.00
16	N	165-168	4	480.44
17	N1	169-170	2	246.72
18	N	171-174	4	480.44
19	N2	175	1	112.33
20	O	176	1	95.66
21	P	177-182	6	627.24
22	P	215-220	6	627.24
23	O	221	1	95.66
24	N2	222	1	112.33
25	Q	223-229	7	559.79
26	Q1	230	1	74.07
27	R1	231	1	79.57
28	R	232-234	3	237.93
		Total	109	13,708.57



- ii. Both the licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.429 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- 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. 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.
- vii. The promoter shall submit the details of the escrow bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
- viii. 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 appropriate orders for protecting interests of the allottees.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

CA (Subhash)