



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 07.02.2024.

Item No. 241.23

(ii) Promoter: M/s Syscom Edutech Pvt. Ltd.

Project : "Sonipat Global Industrial Township" an Industrial Plotted Colony on additional land measuring 7.881 Acres situated in the revenue estate of Village Jawahari and Devru, Tehsil and District Sonipat.

Temp ID : RERA-PKL-1411-2024

Present: Sh. Amit Jain through video conferencing.

1. The matter pertaining to registration of additional area measuring 7.881 acres for development of industrial plotted colony came up for consideration of the Authority today. License No. 242 of 2023 dated 09.11.2023 valid up to 08.11.2028 was granted in favour of Syscom Edutech Pvt. Ltd., Smt. Reema, Smt. Savita in collaboration with Syscom Edutech Pvt. Ltd. The promoter has given the completion date of this area as 31.03.2028. Earlier the Authority had registered an area measuring 21.143 acres vide registration no. 280 of 2021 valid upto 31.12.2022 and an additional registration of 11 acres vide registration no. 393 of 2023 valid upto 12.04.2027. Since the completion date in this case is 31.03.2028, fresh registration for an area measuring 7.881 acres is being considered.

Further, the promoter vide letter dated 05.02.2024 has submitted an affidavit undertaking to maintain the colony for the next five years after the grant of completion certificate from the competent Authority and comply with the provisions of Section 14 (3) of the RERA Act, 2016

2. The application submitted by the promoter has been examined and following deficiencies are observed:-



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- i. Sh. Amit Jain has no authority to file application for registration. There are no signatures of Sh. Amit Jain on the Board Resolution.
- ii. CA certificate is not as per the format prescribed by the Authority.
- iii. Joint Development agreement is revocable as per Clause 18.
- iv. Page No. 113 to 127 of the registration file are not legible.
- v. Since the project land falls outside the urbanizable limits, Location of the project land has not been shown on the development plan.
- vi. Entry of the licensed land has not been made in the revenue record.
- vii. A complete list of frozen plots falling under 11 KV High Tension line has not been submitted
- viii. Land Cost under REP-I Part C has been mentioned as Zero.
- ix. As per Clause 38 of the Joint Development Agreement, the colony shall be maintained by the professional company appointed by the Developer and not by the developer himself.
- x. As per Clause 46 of the JDA, the owners shall in no circumstances be held responsible for any compliance /violation of RERA Rules, then how will they sell their share of licensed land. It has not been clarified as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account.
- xi. Copies of LC-IV and Bilateral Agreement have not been enclosed with the License.
- xii. As per 2022-23 Balance Sheet, there are long term secured loans amounting to Rs. 5.64 crores. No clarification of this amount has been given.
- xiii. As per MCA website, there are borrowings amounting to Rs. 2.25 crores from different institutions. No clarification of this amount has been given.
- xiv. ITRs of the company and directors have not been submitted.

3. Since, the application is incomplete on many counts and Sh. Amit Jain has no authority to file application for registration, therefore, the application filed by the promoter is hereby rejected with a liberty to file a fresh application. The registration fee deposited by the applicant will be adjusted in the fresh application filed by the promoter after deduction of 5% processing fee.

4. **Disposed of.**



all ready
21/2/24.

True copy

Deen

Executive Director,
HRERA, Panchkula

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

LA Shubham