



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 08.05.2024.

Item No. 252.22

(v) **Promoter:** Syscom Edutech Private Limited.

Project : "Sonipat Global Industrial Township- Phase 3", 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-1437-2024

Present: Adv. Rishabh Jain on behalf of the applicant.

1. When this matter was heard on 10.04.2024, the Authority had directed to rectify the addendum since clause 2 mentioned that *the liability to pay maintenance charges shall accrue from the date of deemed possession i.e. the date when the developer gives notice of possession of the plots after obtaining of occupation/completion/part-completion certificate from the prescribed authority.* This clause required amendment.

2. Now, vide reply dated 29.04.2024, the same has been rectified by the promoter.

3. After examination, the Authority found the project fit for registration subject to the following special conditions:-

i. That the Promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 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.

ii. That following plots coming to the share of landowner/licencees i.e. Smt Reema Jain and Smt. Savita cannot be put to sale by the promoter:-

Sr. No.	Block	Plot Nos.
1	X2	X 4 to 7



2	X5	X 20
3	X6	X 18
4	X9	X 36
Total		7

- iii. The promoter shall submit the details of the RERA 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 RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iv. 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.
- v. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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 or till the taking over of the maintenance of the project by the association of allottees.
- vii. That following plots falling under High Tension Line shall be freeze till the shifting of the said line:-

S. No	Category	No. of plots
1.	N	1
2.	X	2
3.	X2	4
4.	X4	5
5.	X5	1
6.	X6	2
7.	X7	8
8.	X9	1
9.	X10	2
	Total	26

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Handwritten signature]
17/5/24.

True copy

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Executive Director,
HRERA, Panchkula

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

GA (shubham)