



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 19.02.2025.

Item No. 279.03

(iv) Promoter: M/s Relhan and Bhatia Industrial Warehousing & Logistic Park.

Project : "Earth Industrial Park", an Industrial Plotted Colony on land measuring 27.831 acres situated in the revenue estate of village Rashlapur, Tehsil Bhopoli, District Panipat.

Temp ID : RERA-PKL-1619-2025

Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of a new project namely "Earth Industrial Park", an Industrial Plotted Colony on land measuring 27.831 acres situated in the revenue estate of village Rashlapur, Tehsil Bhopoli, District Panipat. License No. 52 of 2024 dated 14.03.2024 valid upto 13.03.2029 was granted by DTCP, Haryana.

2. The application was examined and following observations were conveyed to the promoter on 10.02.2025:

- (i) Payment plan is not enclosed with agreement to sell;
- (ii) Promoter should provide list of plots falling under 132 KV and 11 KV HT line;
- (iii) No default Certificate from the Chartered Accountant does not bear UDIN;
- (iv) The collaboration agreement can be modified with prior approval of DTCP, the promoter should submit an affidavit mentioning that no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA;
- (v) Cost of land is mentioned as "zero" in REP I Part C;
- (vi) Location of the proposed colony be marked on the Development plan;



- (vii) The commercial area frozen because of 11 KV Line be distinctly marked on the approved layout plan;
- (viii) The 50% allocation of commercial area (falling to the share of the land owners) be submitted in the form of a joint undertaking as indicated in the collaboration agreement.
- (ix) In the year 2023-24, there is a secured loan of Rs. 16.47 cr., this may be explained.
3. The promoter vide reply dated 14.02.2025 and payment plan submitted on 19.02.2025, has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- I. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts, i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - II. The promoter and landowner/licencees 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.
 - III. That as per the joint undertaking dated 21.01.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - 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 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.



- VI. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VIII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- IX. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- X. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:

Sr. No.	Plot No.	Plot Type	Total Plots	Plot size (in sq. mtrs.)	Landowner
1.	41-43 44-45 62-67	J K O	3 2 6	1958.356 2156.788 451.446	Ms. Ritu Relhan
2.	5-9 10-15 16-18	B C D	5 6 3	1129.793 1160.957 743.439	Sh. Sameer Bhatia
3.	33-38 19	H E	6 1	555.372 630.363	Ms. Manya Bhatia
4.	1-4	A	4	986.977	Ms. Anjali Bhatia
5.	32	H	1	555.372	Ms. Kashish Bhatia



XI. 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 any 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.

LA (monika)

Monika
12/03/25