



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 05.03.2025.

Item No. 280.47

Promoter: Brij Wasi Crop LLP.

Project : "Swastik Industrial Park" an Industrial Residential Plotted Colony to be developed over land measuring 20.925 acres situated in the revenue estate of Village Softa and Gadpuri, District Palwal.

Temp ID : RERA-PKL-1614-2025

1. This application is for registration of a new project "Swastik Industrial Park" an Industrial Plotted Colony to be developed over land measuring 20.925 acres situated in the revenue estate of Village Softa and Gadpuri, District Palwal. License No. 142 of 2024 dated 11.11.2024 valid upto 10.11.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 25.02.2025 :

- i. Email ID of all the Partners of LLP and Authorised Representative is same in REP-I Part A.
- ii. Contact number of Sh. Sadhu Ram Gupta (Partner), Sh. Saket Garg (Partner) and Sh. Anil Kumar (Partner) is same.
- iii. Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted. (Only the front page and acknowledgement)
- iv. Entry of licensed land be made in the Revenue Department.
- v. Details of unsecured loans of the Firm as on date be submitted.
- vi. Payment Plan has not been submitted.
- vii. Promoter should submit a brief note stating its financial and technical capacity to develop this project.



- viii. No authorisation as to who will advertise, market and execute conveyance deeds in the project.
- ix. Name of LLP in A-H Form, PAN Card, MCA Website is "Brij Wasi Crop LLP" whereas in License Number, it is "Brij Wasi Crops LLP"
- x. At Page 12, date of approval of Layout Plan has not been mentioned.
- xi. In A-H Form, there are 9 Partners of LLP whereas on MCA Website it shows 2 Partners of LLP.
- xii. Registration fee is deficit by Rs. 77,661/-.
- xiii. Clause 10 of REP-II is not in order.
- xiv. C.A. Certificate at Page 3 (Annexure C) is not in order.

3. Vide letter dated 03.03.2025, the Promoter has submitted a reply regarding the above said observations. After considering the reply, the Authority observed that the promoter has still not complied with the observation at serial no. (iv), (v) and (vi) and has partly complied with observation at serial no. (vii).

4. On the last date of hearing, i.e., 05.03.2025, after consideration, the Authority directed the promoter to comply with the above said observations latest by 7th March, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

Now, vide reply dated 05.03.2025, the Promoter has complied with the observations at serial no. (iv), (v) and (vi) and (vii).

5. Since, the promoter has complied with all the observations. The Authority decides to register the project 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. 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.



- 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 0.957 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- V. 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.
- VI. 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.
- VII. All the conveyance deeds of the Project shall be signed by both the Partners namely Sh. Pankaj Garg and Sh. Vijay Kumar Gupta as per resolution of the firm dated 26.02.2025.
- VIII. The promoter shall submit documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.
- IX. 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.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 10.03.2025.



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 (Varsha)

Turban

