



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 14.05.2025.

Item No. 287.03

(ii) Promoter: M/s KUBER SPINTEX PVT LTD.

Project : "Mansarover Industrial Park" an Industrial plotted colony on land measuring 28.998 acres situated in the revenue estate of Village Azizullapur, Tehsil & District Panipat.

Temp ID : RERA-PKL-1629-2025

Present: Sh. Tarun Ranga on behalf of the promoter.

1. This application is for registration of new project namely "Mansarover Industrial Park" an Industrial plotted colony on land measuring 28.998 acres situated in the revenue estate of Village Azizullapur, Tehsil & District Panipat. License No. 193 of 2024 dated 30.12.2024 valid upto 29.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and the following observations were conveyed to the promoter on 07.05.2025:

- i. Calculation of fee be submitted;
- ii. Copy of layout, demarcation and zoning plan not submitted. Location be also shown on copy of last approved development plan;
- iii. Authorization to file RERA registration not submitted;
- iv. The promoter should state whether entry of license has been made in the revenue records;
- v. MCA website shows unsatisfied charge of Rs. 50 lacs, the promoter should clarify whether it is against project land;



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- vi. Will the landowner/licencees sell their share of plots after the grant of completion certificate by the DTCP or will comply with the provisions of 4(2)(I)D by depositing 70% amount obtained from the allottees in the escrow account;
 - vii. ITRs of last two years of the company show no profit/income (zero returns) then how the promoter plans to develop this project?
 - viii. Duly certified Balance Sheets of the last three years be submitted;
 - ix. Acknowledgement of filing the ITRs of the last three years by the promoter be submitted;
 - x. Projected cash flow statements (quarterly) of the proposed project be submitted;
 - xi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company;
 - xii. LC IV not submitted;
 - xiii. Copy of allotment letter, agreement to sell along with payment plan not submitted;
 - xiv. An affidavit stating that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
 - xv. Cost of land has been mentioned as 'zero' in REP I Part C;
 - xvi. Who will get the plans approved for the commercial area/who will develop the common facilities within the commercial area/ how will it be bifurcated;
 - xvii. List of plots mortgaged with the DTCP for internal development works be submitted.
3. The promoter vide reply dated 13.05.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- a) 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 (inches) (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.



- b) The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(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.
- c) That as per the joint undertaking dated 09.05.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- d) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- j) That the promoter shall not sell any part of the commercial site measuring 1.161 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 40% saleable area to the landowners (with mutual consent)



before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.

k) Plot nos. 1-7, 14, 16-23, 26-31, 33, 34, 111 & 112 are mortgaged under EDC/IDW by the DTCP and shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula.

l) Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Plot Type	Total Plots	Plot Size (Sq. Yards)	Landowners
1.	1-7	A	7	904	Smt. Usha, Smt. Veena, Sh. Mannan and Sh. Kuber
2.	8	B	1	1139	
3.	9-14 16-31 33-38	C	6 16	650	
4.	15 32	C1	1 2	687	
5.	39-44 46-59 61-66	F	6 14 6	753	
6.	45 60	F1	1 1	796	
7.	67-70	H	4	700	

4. The promoter requests to change name of the project to "Mansarover Industrial Park". The office is directed to make necessary changes in the A to H.

5. **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)

