



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 04.06.2025.

Item No. 289.03

(vii) **Promoter:** Vedya Meditech Private Limited.

Project : "Vedya Industrial Park" an Industrial plotted colony on land measuring 18.55 acres situated in the revenue estate of Village Kaith, Tehsil Israna, District Panipat.

Temp ID : RERA-PKL-1706-2025

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Vedya Industrial Park" an Industrial plotted colony on land measuring 18.55 acres situated in the revenue estate of Village Kaith, Tehsil Israna, District Panipat. License No. 36 of 2025 dated 24.03.2025 valid upto 23.03.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 30.05.2025:

- i. The promoter should state whether entry of license has been made in the revenue records;
- ii. Acknowledgement of filing the ITRs by the promoter company be submitted;
- iii. LC IV and bilateral agreement not submitted;
- iv. An affidavit stating that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
- v. An affidavit stating that 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 be submitted;
- 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. No joint undertaking showing the number/area of the industrial/residential/commercial/plots falling to the share of the licensee/landowners has been submitted. Further, the plot numbers and area of plots need to be marked on the layout plan along with a joint undertaking accepting the same;
- viii. 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.
- ix. Registration fee is deficit by ₹. 11,898/-.

3. The promoter vide reply dated 02.06.2025 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 (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.
- II. 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- IV. That as per the joint undertaking dated 02.06.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- V. 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.
- 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. 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. That the promoter shall not sell any part of the commercial site measuring 0.206 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% 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.
- XI. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- XII. Following plots coming to the share of landowner i.e. Accufo Management Consultancy Private Limited cannot be put to sale by the promoter:


| Sr.No. | Plot No. | Total Plots | Plot Size (Sq. mtrs.) | Total area in sq. mtrs. |
|--------|----------|-------------|--------------------------|----------------------------|
| 1. | 1-3 | 3 | 966.725 | 2900.175 |
| 2. | 4-6 | 3 | 778.829 | 2336.488 |
| 3. | 7-8 | 2 | 1240.869 | 2481.738 |
| 4. | 62-70 | 9 | 525.248 | 4727.232 |
| | | | Total: | 12445.633 |



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.

Wouter

LA member