



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.09.2025.

Item No. 300.03

(v) **Promoter: BENZ REALTY.**

Project : "GEM INDUSTRIAL TOWNSHIP" Industrial plotted colony on land measuring 25.209375 acres situated in the revenue estate of village Mehrana, Sector- 32A, Tehsil & District Panipat.

Temp ID : RERA-PKL-1743-2025

Present: Mr. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely; "GEM INDUSTRIAL TOWNSHIP" bearing Licence No. 89 of 2025 dated 04.06.2025 valid upto 03.06.2030 granted by Town and Country Planning Department for setting up of Industrial plotted colony in favour of Parveen, Ravinder, Narender, Bhupender, Surender, Mahender Ss/o Shiba Ram, Ajay, Sudheer Ss/o Mahender, Dushyant Sidharth Ss/o Surender, Promila W/o Ravinder, Jonti S/o Ravinder, Shakuntla W/o Bhupender, Abhishek S/o Bhupender, Urmila W/o Narender, Amit- Sumit Ss/o Narender, Suman W/o Parveen, in collaboration with Benz Realty.

2. The application was examined and following observations were conveyed to the promoter on 12.09.2025:

- i. Plots of developer and owners are not marked on layout plan.
- ii. The details of investment made by partners in the firm are not given.
- iii. Paid up capital of firm is not given.
- iv. The promoter and the landowner/licensees shall have to submit a joint undertaking mentioning the share/allotment of plots in favour of landowners.
- v. The landowners and developer shall also undertake that all the amount received from the allottees shall be deposited in 100% account.



Y6

3. The promoter vide reply dated 19.09.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plot shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. 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.
- v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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 no clause of collaboration agreement dated 20.09.2025 be amended being irrevocable.
- viii. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016. The entire 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.
- ix. That Following plots coming to the share of landowners/licencees cannot be put to sale by the promoter, however can be sold by the Landowners.:

Name of landowners	Plot no.	Area of each plot (in sq. meter)
Narender Singh S/o Shiba Ram; Urmila Rani w/o Narender Singh; Amit Nandal and Sumit Nandal	5	935.360
	18	357.861



S/o Narender Singh	19	391.535
	34	391.535
	35	391.535
	36	489.123
	38	378.152
	42	366.528
	43	366.528
	59	494.818
	73	378.152
	76	399.275
	86	696.676
	113	415.710
	117	353.300
	67(29%)	106.293
	105(1/3share)	231.601
	119 (1/3share)	146.418
	124(1/3share)	142.846
	127(1/6 share)	76.094
	Total	7509.339
Surender Nandal S/o Shiba Ram; Dushyant Nandal and Sidharth Nandal S/o Surinder Nandal	1	1101.388
	12	522.652
	24	391.535
	29	391.535
	53	494.818
	74	378.152
	75	367.686
	91	422.490
	108	415.710



	105 (1/3share)	231.601
	119(1/3share)	146.418
	124(1/3share)	142.846
	127(1/6share)	76.094
	Total	5082.924
Ravinder Kumar S/o Shiba Ram; Promila W/o Ravinder Kumar; Jonty Nandal S/o Ravinder Kumar	2	1101.388
	13	522.652
	54	494.818
	65	366.528
	78	394.436
	90	800.073
	95	413.776
	99	413.776
	105(1/3share)	231.601
	119(1/3share)	146.418
	124(1/3share)	142.846
	127(1/6share)	76.094
	Total	5104.405
Mohinder Singh Nandal S/o Shiba Ram; Ajay Nandal and Sudhir Nandal S/o Mohinder Nandal	6	409.002
	7	409.002
	23	391.535
	30	391.535
	49	560.761
	50	560.761
	66	366.528
	82	316.021
	97	413.776
	102	413.776



	67(71%)	260.235
	106(1/3share)	231.601
	120(1/3share)	146.418
	123(1/3share)	142.846
	127(1/6share)	76.094
	Total	5089.890
Bhupender Singh S/o Shiba Ram; Shakuntla Devi W/o Bhupender Singh ; Abhishek Nandal S/o Bhupender Singh	4	1101.517
	17	522.652
	44	366.528
	45	366.528
	64	366.528
	84	316.021
	87	696.676
	112	415.710
	118	350.258
	106(1/3share)	231.601
	120(1/3share)	146.418
	123(1/3share)	142.846
	127(1/6share)	76.094
	Total	5099.376
Parveen Kumar S/o Shiba Ram; Suman Devi W/o Parveen Kumar	3	1101.388
	16	522.652
	37	378.152
	41	366.528
	60	494.818
	68	366.528
	83	316.021
	93	422.490

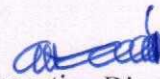


	107	415.710
	106(1/3share)	231.601
	120(1/3share)	146.418
	123(1/3share)	142.846
	127(1/6share)	76.094
	Total	4981.245


- x. That as per the joint undertakings of all landowners/licencees dated 25.06.2025, both the landowners/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xii. Sh. Vijay Kumar, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of all the partners.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



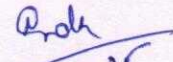
True copy


Executive Director,
HRERA, Panchkula

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


29/09

LA-Indu


30/9/25