



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.02.2026.

Item No. 312.03

- (i) **Promoter:** VSH TECH INSTITUTIONS PRIVATE LIMITED.
Project: "SIGMA INDUSTRIAL PARK MANAK" an Industrial Plotted Colony on land measuring 12.80 acres situated in the revenue estate of Village Manak Tabra, Tehsil Raipur Rani, District Panchkula.

Temp ID: RERA-PKL-1724-2025.

Present: None.

1. This application is for registration of the project namely; "SIGMA INDUSTRIAL PARK MANAK". License No. 45 of 2025 dated 28.03.2025 valid upto 27.03.2030, has been granted by Town and Country Planning Department in favour of VSH Tech Institutions Private Limited.

2. The application was examined and following observations were conveyed on 13.01.2026:

- i. Payment plan is not in order- quantum of all other charges to be paid by the allottees till the grant of Possession not disclosed.
- ii. Email Ids of all the directors are same in REP-I (Part A).
- iii. Detail of Managing director/HOD/CEO not submitted in REP-I (Part A).
- iv. Language of No-default certificate CP-257 is not in order.
- v. List of plot mortgage with DTCP and plots falling under 11KV line be submitted.
- vi. List/details of directors provided at CP-287 is contradictory with the details of directors provided in REP-I (Part-A).
- vii. Authorization certificate which authorizes Mr. Deepak Goel as Authorized person to file RERA Registration is not submitted.
- viii. Incorporation certificate of company be submitted.
- ix. Article of Association & Memorandum of Association of the company be submitted.



- x. Cash-flow statement not submitted.
- xi. License is granted by DTCP on 28.03.2025 & the promoter states the date of starting of construction work as 28.03.2025 in REP-I (Part C), also promoter states that expenditure incurred till the date of application is zero in REP-I (Part C). A clarification be submitted with regards to delay in registration of the project and the expenditure. An affidavit be also submitted by the promoter that he has not sold any plot till date;
- xii. PAN card of Sh. Deepak Goel (Authorized Representative) be submitted.
- xiii. Registration fee is deficit by ₹40,458/-.
- xiv. Detail of unsecured loan be submitted along with the PAN card, Aadhaar Card and the relationship of the company with the person from which the unsecured loan has been taken.
- xv. Complete set of audit report of the company as on 31st March, 2025, be submitted.
- xvi. ITR of Sh. Subhash Chand; Sh. Rajiv Kumar & Sh. Rishabh Garg for the Assessment year 2025-26 be submitted.
- xvii. ITR of the company for the for the Assessment year 2025-26 be submitted.

3. The promoter vide replies dated 12.01.2026 and 22.01.2026 has complied with all the observations mentioned above.

4. After consideration, 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 plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4586 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR

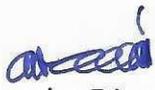


code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

- vii. 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.
 - viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
5. The office is directed to update REP-I Part A as per reply dated 27.01.2026. Payment Plan be uploaded online on the web portal.
6. **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.

STB


17/02

LA SHUBHAM
