



**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 25.03.2026.**

**Item No. 316.03**

**(vii) Promoter: M/s Sigma Green**

**Project: "Sigma Green" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna-2016 on land measuring 15.79375 acres situated in the revenue estate of Village Shergarh, Sector-29 Kaithal.**

**Temp ID: RERA-PKL-1988-2026.**

1. This application is for registration of project namely "Sigma Green". License No. 42 of 2024 dated 12.03.2024 valid upto 11.03.2029 was granted for area of 13.64375 acres in favour of Sh. Ramphal, Sh. Dalbir, Sh. Jagdish, Sh. Mangal Singh, Smt. Reena Devi, Sh. Sunil Singh, Sigma Green, Sh. Rajesh, Sh. Naresh and Sh. Balinder in collaboration with sigma greens. Subsequent to this grant of Licence the entire area licenced to various individuals landowners was transferred in the name of Sigma Green vide orders of the DTCP dated 15.10.2025. License No. 212 of 2025 dated 28.10.2025 valid upto 27.10.2030 was also granted by the Town and Country Planning Department, Haryana to M/s Sigma Green for developing an Affordable residential Plotted Colony on additional land measuring 2.15 acres. Accordingly total area of the project is 15.79375 acres situated in the revenue estate of Village Shergarh, Sector-29 Kaithal.

2. The application was examined and following observations were conveyed to the promoter on 10.02.2026:

- i. The validity of licence no. 42 of 2024 is 11.03.2029 and date of completion submitted by the promoter is 27.10.2030. Clarification regarding the same may be submitted.
- ii. Payment Plan is not in order as PLC Charges are not disclosed.
- iii. Registration fee is deficit by ₹ 43,300/-.
- iv. ITR of Partnership firm for the year 2025-2026 be submitted.
- v. Whether entry of Licence has been made in the revenue record or not.



- vi. ITR of Subhash Chand (one of the partner) of the year 2025-26 be submitted.
- vii. Details of the creditors mentioned at CP 142 be submitted.
- viii. ITR of Sh. Anoop (one of the partner) for 2024-25 be submitted.
- ix. Net worth certificate is not in order.
- x. Qualification document of architect & certificate of registration with CA is not submitted.
- xi. Permission for construction of culvert is not submitted.
- xii. The promoter should submit a board resolution authorizing one of the partners to sign and execute conveyance deeds.

3. The promoter vide replies dated 10.02.2026 and 11.02.2026 had complied with all the above observations and the Authority on 11.02.2026 had approved the case for grant of registration. However while drafting the proceedings of the case thereafter, on 13.02.2026, a reference ( Dak Receipt ID:- 50518) was received from one of the partners Sh. Anoop in which he apprised that the documents pertaining to the Board resolution to appoint 2 partners to execute conveyance deed is a forged document as it contains his forged signatures. On close examination of the Board resolution the signatures of Mr. Kapil Sharma (Partner) also seem to be forged. The Authority after consideration decided to adjourn the matter to 25.02.2026 with the directions to all the partners to appear personally before the Authority on the next date of hearing. Adjourned to **25.02.2026**.

4. On the last date of hearing i.e. 25.02.2026, all the partners of the Partnership firm were present and requested for withdrawing the application for registration dated 02.02.2026, with Temp. ID No. 1912 of 2025, the Authority allowed the withdrawal of the same and accordingly the matter was disposed of.

5. Nevertheless, the promoter namely "M/s Sigma Green" also submitted a fresh Authorization to Sh. Mandeep Sheokhand & Sh. Sandeep Mor (partners of the firm) to jointly sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm and has applied afresh for registration for real estate project vide Temp Id-1988-2026 alongwith 5% fee amounting to Rs. 20,000/- as processing charges along with fresh A-II Form.

Considering the fresh Authorization submitted by the promoter on 25.02.2026 to Authorise Sh. Mandeep Sheokhand & Sh. Sandeep Mor (partners of the firm) to jointly sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm alongwith all Form A to H, with relevant annexures, the Authority finds the project fit for grant of registration u/s 5 of RERA Act, 2016 and the rules and regulation made thereunder 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. The promoter shall take prior approval from the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3207 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.
  - vi. 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.
  - vii. 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.
  - viii. 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.
  - ix. 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.
  - x. 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.
  - xi. Sh. Mandeep Sheokhand & Sh. Sandeep Mor (partners of the firm) shall jointly sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



True copy

Secretary (Acting),  
HRERA, Panchkula

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

*allotted*  
3/4/26.

STP(OT)

LA DHR/UV  
03/04/26