



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 11.03.2026.

Item No. 315.03

(iv) **Promoter: Panipat Industrial Park.**

Project: "Sigma Industrial Park-Panipat" an Industrial Plotted Colony on land measuring 29.30 acres situated in the revenue estate of Village Kurar, Tehsil Bapoli, District Panipat

Temp ID: RERA-PKL-1932-2026.

Present: Sh. Karan Bansal, GM of firm.

1. This application is for registration of the project namely; "Sigma Industrial Park-Panipat". License No. 223 of 2025 dated 14.11.2025 valid upto 13.11.2030 for an area measuring 29.30 acres has been granted in favour Panipat Industrial Park, Sh. Dinesh, Naveen Kumar, Piyush, Gopal, Rajat, Mayank, Champa Devi, Rinku & Vinod, Ramesh Kumar S/o Shri Niwas, Ramesh Kumar S/o Sh. Banarsi Dass, Poonam, Abhishek, Suman, Suresh, Pulkit, Ishant, Rakesh in collaboration with Panipat Industrial Park.

2. The application was examined and following observations were conveyed on 03.03.2026:

- i. A joint undertaking be submitted that the promoter and licencees are jointly and severally liable under the provisions of RERA Act 2016.
- ii. A joint undertaking be submitted that no terms of the collaboration agreement and GPA shall be altered/modified without the prior permission of RERA Panchkula/DTCP Haryana.
- iii. It should be clarified whether the consideration to be paid to the landowners as per collaboration agreement has been paid or not. A joint undertaking to this effect be submitted.
- iv. An undertaking be submitted that the Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years



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- from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- v. Certificate placed at CP/230 and 232 is not in order since it is not issued by civil engineer.
 - vi. Registration Certificate of Architect alongwith degree is not submitted.
 - vii. Net worth certificate CP/240-241 is not in original.
 - viii. CA certificate at CP/249 is not in order.
 - ix. List of plots falling under HT line be indicated so that they could be frozen.
 - x. Proposed site be shown on the last approved development plan of Panipat.
 - xi. Clause 1 of REP-II is not in order.
3. The promoter vide replies dated 09.03.2026 and 11.03.2026 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 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.
 - v. 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.
 - 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 as per the joint undertaking dated 16.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - viii. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
 - ix. That as per joint undertaking cum affidavit dated 24.02.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
 - x. Sh. Sandeep Mor, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
 - xi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - xii. 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. 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

 Secretary (Acting),
 HRERA, Panchkula

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

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