



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 22.04.2026.

Item No. 319.03

- (v) **Promoter:** Motia Infratech
- Project Name:** "Panchkula Industrial Park" an Industrial Plotted Colony on land measuring 14.4125 acres situated in the revenue estate of Village Haripur, Tehsil Raipur Rani, District Panchkula.
- Temp Id:** RERA-PKL-1990-2026
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the real estate project namely; "Panchkula Industrial Park" for which License No. 34 of 2026 dated 19.02.2026 valid upto 18.02.2031 has been granted by Town and Country Planning Department, Haryana in favour of Motia Infratech.
2. The application was examined and following observations were conveyed on 07.04.2026:
 - i. ITRs of the firm reflects zero income and zero taxes paid by the firm.
 - ii. Balance sheets for the year 2022-23 be submitted.
 - iii. Name, relationship and PAN number of persons from whom unsecured loans of ₹ 18.79 crores have been taken and the reasons for taking these unsecured loans.
 - iv. How will the firm execute the project with a net worth of Rs 3.95 crores?
 - v. A certification from the bank that the 100%, 70% and 30% accounts relate to license no. 34 of 2026.
 - vi. Complete address of the assets in the net worth certificate of the partners (supported by a valuation certificate) has not been submitted.
 - vii. Site be marked on the final development plan.
 - viii. Payment plan is not in order since there will be no internal services to be connected to external.
 - ix. Engagement letters with Architect and Engineer for executing the project till grant of completion certificate.
3. The promoter vide replies dated 21.04.2026 and 22.04.2026 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 explicitly mentioned in the payment plan as submitted in the Authority, 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 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.
- viii. 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.
- ix. Sh. Labh Chand Mittal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.

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.

Shubham

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