



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 24.06.2026.

Item No. 323.03

- (xi) **Promoter:** Prime Industrial Park.
- Project Name:** "Sigma Industrial Park Panipat Phase 2" an Industrial Plotted Colony license no. 79 of 2026 dated 01.05.2026 valid upto 30.04.2031 on land measuring 28.3611 acres in favour of Prime Industrial Park situated in the revenue estate of village Kurur, District Panipat.
- Temp Id:** RERA-PKL-2090-2026.
- Present:** Adv. Neeraj Puri for the Promoter.

1. This application dated 05.06.2026 is for the registration of project-"Sigma Industrial Park Panipat Phase 2" an Industrial Plotted Colony license no. 79 of 2026 dated 01.05.2026 valid upto 30.04.2031 on land measuring 28.3611 acres in favour of Prime Industrial Park situated in the revenue estate of village Kurur, District Panipat.

2. The application was examined and following observations were conveyed to the promoter on 22.06.2026.

- i. Online application Form A to H submitted by the promoter is complete. However, in physical application submitted by the promoter, Form F to H is missing (pages 27 to 38).
- ii. Updated entry of all the Partners in registration form with Registrar of Firms be submitted.
- iii. An affidavit from the promoter that no further supplementary partnership deed has been executed from the one submitted in the application.
- iv. List of plots coming under 33kv/11kv HT line be submitted
- v. List of plots mentioned as mortgaged under EDC/IDC be submitted.
- vi. Details of all the 3 bank accounts on the letterhead of the bank mentioning the project name, license no. and area of the project be submitted.



- vii. No engagement letter with Architect/Engineer has been submitted that they will provide expertise till the completion of the project.
- viii. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the urban Areas Act 1975 alongwith the Fee Calculation.
- ix. Net worth certificates of all partners are not supported with valuation.
- x. ITRs of Sh. Suresh Kadyan be submitted.
- xi. LOI has been issued in favour of individual land owners whereas license has been issued to Prime Industrial Park. A clarification in this regard be sought from DTCP.
- xii. Development cost certificate at CP/314 has to be given by a Civil Engineer.
- xiii. No address of the applicant in the forwarding letter/Form REP-I (PartA).
- xiv. Whether entry of license has been made in the revenue record.

3. The promoter vide reply dated 23.06.2026 has complied with all the above observations. After consideration, the Authority finds 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 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. The following plots no. 18, 124, 130 & 132 to 139 falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula.
- ix. The following plots no. 147, 148, 149, 152, 153, 165, 166 & 167 falling under 33KV/11KV HT line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula
- x. Sh. Sandeep Mor, one of the partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- 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.
4. File be consigned to record room after issuance of registration certificate. Payment Plan 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.

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31/7/26

STP

32/07

(A-Kamupriya)

31/7/26