



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 29.07.2026.

Item No. 327.03

- (iv) Promoter: **MAHIMA BUILDTECH.**
Project Name: **“SIGMA INDUSTRIAL PARK- SAHA” an Industrial Plotted Colony to be developed on land measuring 28.775 acres situated in the revenue estate of village Kalpi & Nahawanuni, Sub- Tehsil Mulana, District Ambala.**
Temp Id: **RERA-PKL-2111-2026.**
Present: **Sh. Karan Bansal (Authorised Representative) on behalf of the promoter.**

1. This application is for registration of real estate project namely **“SIGMA INDUSTRIAL PARK- SAHA”** an Industrial Plotted Colony to be developed on land measuring 28.775 acres situated in the revenue estate of village Kalpi & Nahawanuni, Sub-Tehsil Mulana, District Ambala bearing Licence no. 50 of 2026 dated 17.03.2026 valid upto 16.03.2031 in favour of Mahima Buildtech.

2. The application was examined and following observations were conveyed to the promoter on 21.07.2026:

- i. In REP I (Part A) fee details are missing.
- ii. Address to the promoter in Form REP-I is incorrect.
- iii. List of plots coming under 11 KV HT Line be submitted.
- iv. List of plots mortgaged under IDW be submitted.
- v. The promoter has taken unsecured loan of Rs. 8.4 crores. A clarification be submitted whether any plot has been sold against the loan in the form of an Affidavit (copy enclosed)
- vi. Net worth certificates not supported by valuation certificates.
- vii. Technical support certificate at CP-260 is not in order as it is not signed by the engineer.
- viii. Whether entry of licence has been made in the revenue record or not.



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- ix. An affidavit be submitted that there is no subsequent partnership deed than the one submitted in the application.
- x. Net worth certificate of Mahima Buildtech supported by valuation not submitted.
- xi. ITR of Mahima Buildtech not submitted.
- xii. Location of the colony be marked on the last approved development plan.
- xiii. Cost of infrastructure at CP/257 and 259 cannot be certified by the Architect.

3. The promoter vide replies dated 28.07.2026 and 29.07.2026 has removed 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account alongwith a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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 by the Authority 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 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 its validity as 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. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- ix. Sh. Karan Kumar Bansal (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership firm.
- 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. That plot nos 147,148,151, 153, 158-166, 209-211, 216-222 mortgaged against Bank Guarantee of IDW shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula.
4. File be consigned to record room after issuance of registration certificate. Payment Plan and form REP-I to be updated online. **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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