



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 05.08.2026.

Item No. 328.03

- (i) **Promoter:** Syscom Edutech Private Limited.
- Project Name:** Sonapat Global Industrial Township Phase-4" an industrial plotted colony to be developed over additional area measuring 5.45 acres (excluding UD area of 0.1643 acres) in addition to license no. 34 of 2021, 45 of 2022 and 242 of 2023 situated in the revenue estate of village Devru and Johari, Tehsil Sonipat..
- Temp Id:** RERA-PKL-2115-2026.
- Present:** Adv. Kamaljeet Dahiya on behalf of the promoter.

1. An application for registration of project cited above was received from the promoter on 22.07.2026. License No. 94 of 2026 dated 14.05.2026 valid upto 13.05.2031 for an additional area measuring 5.45 acres (in addition to license no. 34 of 2021, 45 of 2022 and 242 of 2023) has been granted in favour of Syscom Edutech Private Limited and Smt. Reema in collaboration with Syscom Edutech Private Limited. Licenses no. 34 of 2021, 45 of 2022 and 242 of 2023 have already been registered with the Authority vide registration nos. HRERA-PKL-SNP-280-2021, HRERA-PKL-SNP-393-2023 and HRERA-PKL-SNP-582-2024.

2. The application was examined and following observations were conveyed on 28.07.2026:

- Calculation details of registration fee in Part A alongwith the potentiality of town be submitted.
- Proposed site be marked on the latest approved development plan of Sonipat.
- No default certificate is not in order since it does not mention project details.
- Date of completion in REP I Part C (30.08.2030) and REP II (14.05.2031) is different.



- v. Legible copies of Layout Plan and Zoning plan be submitted.
- vi. Registration Application is not page numbered.
- vii. Payment plan is not in order.
- viii. Net worth certificate of the company be submitted.
- ix. CA Certificate be submitted that the information submitted in Form A to H is as per books of accounts.
- x. Undetermined area should be excluded from the registration.
- xi. A joint undertaking be submitted that the promoter and licensees should be jointly and severally liable under the provisions of RERD Act 2016.
- xii. Plots to be allocated to the landowner be submitted in the form of a joint undertaking cum affidavit.
- xiii. An undertaking be submitted that the promoter and licensee shall comply with the provisions of Section 4 (2) (I) (D) of the Act.
- xiv. Who shall maintain the colony after 5 years from obtaining the completion certificate?
- xv. A joint undertaking be submitted that the landowner and promoter shall not amend/modify the terms and conditions of collaboration agreement and GPA.
- xvi. Registration no. HRERA-PKL-SNP-280-2021 granted to the promoter has lapsed.
- xvii. Whether Service plan estimates of the earlier registered phases have been approved by DTCP, Haryana?
- xviii. Two third consent of allottees is required.
- xix. Name of 2nd licensee is not mentioned in REP-I (Part B).
- xx. Estimated cost of Infrastructure and other structures in REP-I (Part C) is 378.78 lacs, the details of cost of internal infrastructure in Part C works out to Rs 42.5 Lacs and addition of quarterly spending works out to Rs. 9.9 lacs. These figures do not reconcile.
- xxi. Why has the promoter submitted the details of Bank accounts relating to License no. 78 of 2025?
- xxii. Authorization to file RERA Registration does not have license number/area of the project.
- xxiii. REP-II clause 1 is not in order.

3. In response to the deficiencies conveyed, promoter filed replies dated 03.08.2026 and 05.08.2026. Same were examined by the branch and found in order.
4. Since promoter has complied with all the observations, 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with 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.
- ii. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - iii. 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.
 - 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 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.
 - vi. 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.
 - vii. 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.
 - viii. 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.
 - ix. Both the promoter and landowner/licencee shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
 - x. That plot no.Z-7 coming to the share of landowner/licencee cannot be put to sale by the promoter.
 - xi. That both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - xii. That no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.



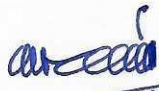
5. Corrections in Form REP-I be made as per replies. Payment Plan be also uploaded on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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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