



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 14.10.2026.

Item No. 335.03

- (vii) **Promoter:** Associate Global Developers LLP
- Project Name:** "Synergy Industrial Town" An Industrial Plotted Colony on land measuring 23.1875 acres situated in the revenue estate of village Dudhola & Sikanderpur, Palwal Haryana.
- Temp Id:** RERA-PKL-2154-2026.
- Present:** Sh. Jyoti Sidana on behalf of the Promoter.

1. This application is for registration of real estate project namely "Synergy Industrial Town" an Industrial Plotted Colony on land measuring 23.1875 acres situated in the revenue estate of village Dudhola & Sikanderpur, Palwal Haryana bearing License No. 105 of 2026 dated 27.05.2026 valid upto 26.05.2031 granted by Town and Country Planning Department, Haryana in favour of Smt. Babita Devi W/o Sh. Sudhir Kumar, CRB Industry Pvt. Ltd., JP Infratech, HKR Infratech LLP, Sh. Kamal Bamba HUF Karta S/o Sh. Jaspal Bamba, Associate Global Developers LLP, Sh. Atul Kumar Makhria S/o Sh. Rajender Parsad in collaboration with Associate Global Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 09.10.2026:

- REP-II Clause I not in order as the Promoter does not have legal title to the entire project land.
- MCA Data of the LLP not submitted.
- Joint Undertaking stating the list of the plots specifically coming to the share of each of the landowner not submitted.
- Whether entry of licence in the revenue records has been made or not?
- Experience of Architect and Engineer not submitted.
- Estimate Cost Certificate by CA not submitted.
- Quarterly cash flow statement of the proposed project not submitted



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- viii. Balance sheet of the LLP for last three years not submitted.
- ix. ITR of the LLP for Assessment year 2023-2024 and 2024-2025 not submitted.
- x. Computation sheet of ITR of all the partners not submitted.
- xi. CA Certificate certifying Form REP-I A to H not submitted.
- xii. Board Resolution as to who shall execute the sale deed conveyance deed not submitted.
- xiii. Payment plan is not in order.
- xiv. Project site be market upon the last approved development plan.
- xv. A joint undertaking mentioning:

1. That they would jointly and severally be liable under the provisions of RERA Act/Rules.
2. Promoter shall be responsible for maintenance and upkeep of the services of the project up to a period of 5 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
3. No clause of the Collaboration Agreement shall be amended/ modified. The Promoter has not to execute any addendum to the collaboration Agreement in future.
4. That both the Promoter and Landowner/ Licencees shall comply with the provisions of section 4(2)(L)(D) of the RERA Act, 2016 (as per their shareholding in the Collaboration Agreement) which states that 70 % of the amount realised from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

- xvi. The Net Worth Certificate of the LLP indicates long-term borrowings amounting to ₹8,43,00,000/-. The purpose, for which the said borrowing was availed, along with relevant supporting documents, may be submitted.
- xvii. Non Default Certificate is not signed by the Authorized Signatory.
- xviii. Net worth Certificate of Sh. Sahil Virmani does not contain the complete details of the immovable property.
- xix. List of the Plots Mortgaged against EDC Bank Guarantee not signed by authorized representative.
- xx. Net Worth Certificate of LLP and all the partners submitted is not attested by the Authorized Representative.

6. Vide replies dated 13.10.2026, the promoter has complied with all the deficiencies mentioned above After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Master Collection Account	99920000000994



70% Separate Account	RERA	99910000000994
30% Project Account (Misc.)		99930000000994
Bank Name & Address- HDFC Bank, 1 st Floor, Sector-14, Faridabad, Haryana-121002		
IFSC Code- HDFC0001466		

- None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.
 - iii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.
 - 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 issued by the Authority. The QR code, RC number alongwith its validity 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. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.
 - 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. That as per joint undertaking cum affidavit, 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.
 - x. That as per the joint undertaking, both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
 - xi. Both the promoter and landowner 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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100%



- Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- xii. 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.
- xiii. Mr. Rohit Gosain shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiv. The promoter shall submit copy of jamabandi showing entry of licence in the revenue records within a period of 30 days
- xv. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowner only:

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
CRB Industry Pvt. Ltd.	42	606.75
	43	606.75
Total		1213.50

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
J P INFRATECH	56	606.75
	57	606.75
Total		1213.50

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
M/s. Kamal Bamba HUF	58	606.75
	59	606.75
	60	606.75
	61	606.75
Total		2427.00

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
HKR Infratech LLP	1	1050.78
	17	990.3
	51	606.75
	72	1998.6
Total		4646.43

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
	2	518.00
	3	518.00
	46	606.75
	47	606.75



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HKR Infratech LLP	52	606.75
	70	1041.70
	71	1041.70
	Total	4939.65

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
Babita Devi	84	1008.70
	112	472.40
	113	433.65
	Total	1914.75

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
Atul Kumar Makharia	83	1008.70
	79	639.40
	Total	1648.10

- xvi. That project land measuring 6399.65 Sq. mtrs. has been mortgaged to the DTCP, Haryana against EDC to be paid by the Promoter, thereof, the Promoter shall not advertise, market, book and sell the following mortgaged plots without prior written permission of the Authority till the said plots are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish (visible at first glance and highlighted) the information of the mortgaged plots in the brochure of the project and website of the Promoter.

Details of Mortgaged area

Plot No	Plot Type	Area in Sqmt.	No of Plots	Total area (in sq mts)
73-76	II	513.97	4	2055.89
72	J	1644.07	1	1644.07
77-81	K	539.94	5	2699.69
Total			10	6399.65

7. File be consigned to record room after issuance of registration certificate. **Disposed of**

True copy



[Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Signature]
21/10

[Signature]
Shelly
22/10/26

(5/5)