



**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Industrial Plotted Colony namely "Sigma Industrial Park" over an area measuring 19.056 acres falling in the revenue estate of Village Mauli, Tehsil Barwala and Village Sarakpur, Tehsil Raipur Rani, District Panchkula vide

Registration No. HRERA-PKL-PKL-503-2023

Dated: 29.09.2023

2. Promoter of the project is Sigma Industrial Park having its principal place of business at SCO No 80, Ground Floor, Swastik Vihar, MDC, Sector 5, Panchkula, Haryana. Promoter is a Partnership Firm (having four partners i.e. – Sh. Ashwin Johar, Sh. Subhash Chand, Sh. Sandeep Mor and Sh. Yuvraj Goyal) having PAN No. AESFS1317J.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of The Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 02.06.2028.

Special Conditions

- i) Following plots coming to the share of licensee/landowner Smt Rachna Roy cannot be put to sale by the promoter:-

Sr. No.	Category	Size	Area (in Sqm)	No. of Plots	Total area (in sq mtrs)
1	K	14.30 X 33.26	475.62	6	2853.72
2	H	35.20 X 55.10	1939.52	1	1939.52
	Total			7	4793.24

- ii) Both the licensees 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 REP-I.
- iii) Promoter shall submit a copy of service plans/estimates to the Authority immediately 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,



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- Govt. of India (if applicable) before execution of development works at site.
- v) 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.
- vi) 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.
- vii) The promoter shall submit the details of the escrow bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots/flats shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member