



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 24.12.2025.

Item No. 308.03

(ix) Promoter: Sh. Sahil Verma

Project: "TIRUPATI BALAJI UDYOG VIHAR" an Industrial Plotted Colony on land measuring 14.575 acres situated in the revenue estate of village Ramayan, Tehsil Hansi and District Hisar.

Temp ID: RERA-PKL-1885-2025.

Present: Sh. Sahil Verma and Sh. Prem Singh (AR).

1. This application is for registration of the project namely "TIRUPATI BALAJI UDYOG VIHAR" an Industrial Plotted Colony on land measuring 14.575 acres situated in the revenue estate of village Ramayan, Tehsil Hansi and District Hisar, Haryana bearing

License No 210 of 2025 dated 25.10.2025 valid upto 24.10.2030, granted by Town and Country Planning Department in favour of Sh. Sahil Verma S/o Sh. Prem Singh Verma, Sh. Sahil Bhayana S/o Sh. Vinod Kumar and Sh. Braham Kumar Nagpal S/o Sh. Cholaram.

2. The application was examined and following observations were conveyed to the promoter on 16.12.2025:

- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted
- iii. ITR of Sh. Sahil Verma for 2024-2025 be submitted.
- iv. Non Default Certificate be submitted.
- v. CA Certificate certifying REP-I Form is not submitted in original.
- vi. REP-I PART A is not in order as details of Authorised Signatory is not mentioned.



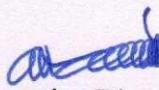
- vii. No authorisation as to who will advertise, market and execute conveyance deed in the project.
- viii. Affidavit specifying the list of plots coming to the share of land owners and Promoter be submitted.
- ix. Authorization certificate giving authority to Sh. Sahil Verma be submitted in original.
- x. Signatures on Form REP-II is different from signatures on other documents.
- xi. Licence has been granted to 3 land owners whereas one collaboration has been submitted between Sahil Bhayana and Sahil Verma.
- xii. CA Certificate is not in original.
- xiii. Page numbering is not done.
- xiv. Cash flow shown 6.25 Cr from other sources which is not correct. Sources have to be disclosed.
- xv. REP-II clause 10 is not in order.
- xvi. CA Certificate is of an Affordable Plotted Colony whereas the Licence is of an Industrial Plotted Colony.
- xvii. Payment Plan is not in order - does not indicate the quantum of other charges to be paid by the allottee till the grant of possession.
- xviii. The three Licencees should give a joint undertaking mentioning:
 - a) That they would be jointly and severally liable under the provisions of RERA Act/Rules.
 - b) 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
 - c) No clause of the Collaboration Agreement shall be amended/ modified. The Promoter has not to execute any addendum to the collaboration Agreement in future.
 - d) 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-1



3. The promoter vide reply dated 22.12.2025 has complied with all the deficiencies mentioned above except at serial no.ii, iii, viii, xiv and xvii.
4. Sh Sahil Verma (promoter) and Sh. Prem Singh Verma (AR) informed that they will comply with the above observation shortly.
5. After consideration, the Authority directed the promoter to comply with the deficiencies at serial no. ii, iii, viii, xiv and xvii by 26.12.2025, so that a decision by circulation, could be taken within the stipulated time as provided in the RERA Act, 2016, failing which application for registration of project will be returned after deducting 5% fee as administrative charges.



True copy


Executive Director,
HRERA, Panchkula

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

STP
(on leave) · LA-Shally.
Shally
30/12/25