



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

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

Name of the promoter: Sh. Sahil Verma.

Date of consideration: 24.12.2025

Temp ID: 1885-2025.

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, 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.



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- 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:

- e) That they would be jointly and severally liable under the provisions of RERA Act/Rules.
- f) 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
- g) No clause of the Collaboration Agreement shall be amended/ modified. The Promoter has not to execute any addendum to the collaboration Agreement in future.
- h) 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.

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.
6. Now, vide reply dated 26.12.2025, the promoter has complied with the above observations.



7. 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. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. Sh Sahil Verma, shall sign and execute sale deeds/conveyance deeds.
- 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number should also be affixed 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 and the QR code should be affixed on the top right corner.
- viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- ix. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- x. That as per the joint undertaking dated 20.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:



Sr. No	Plot No.	Area	No. of Plots	Total area in Sq Mt	Land Owner
1	1	424.42	1	424.42	Braham Kumar Nagpal
2	6 to 8, 11, 13 to 16, 18	413.93	9	3725.37	
3	28	1039.44	1	1039.44	
	TOTAL		11	5189.23	

Sr. No	Plot No.	Area	No. of Plots	Total area in Sq Mt	Land Owner
1	19	413.93	1	413.93	Sahil Bhayana
2	22	554.08	1	554.08	
3	25	865.71	1	865.71	
4	26	923.77	1	923.77	
5	27	981.83	1	981.83	
6	30	420.44	1	420.44	
7	46	283.77	1	283.77	
8	48	393.44	1	393.44	
9	49	464.62	1	464.62	
10	50	537.82	1	537.82	
	Total		10	5839.41	

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

This has been approved by the Authority through circulation on 05.01.2026.



True copy

[Signature]
Executive Director,
HIRERA, Panchkula

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

[Signature]
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