



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2026.

Item No. 330.03

- (x) **Promoter:** SSM Peak Associate Realty LLP.
- Project Name:** "LAVENDER ESTATE" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed on land measuring 7.35625 acres situated in the revenue estate of village Palwal, Sector-7, Palwal, Haryana.
- Temp Id:** RERA-PKL-2107-2026.
- Present:** Sh. Jyoti Sidana, on behalf of the promoter.

1. This application is for the registration of a real estate project namely "LAVENDER ESTATE" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed on land measuring 7.35625 acres situated in the revenue estate of village Palwal, Sector-7, Palwal, Haryana bearing License No. 56 of 2026 dated 02.04.2026 valid upto 01.04.2031 granted by Town and Country Planning Department, Haryana in favour of SSM Peak Associate Realty LLP.

2. The application was examined and following observations were conveyed to the promoter on 20.08.2026:

- As per the LLP Agreement dated 18th March, 2024 there are 4 partners whereas in FORM REP-I and MCA Portal there are only three partners. Clarification regarding same may be given.
- Architect Engagement letter does not contain the details of the License and Project name.
- Engineer engagement letter does not contain the details of the license.
- Net worth Certificate of all Partners be submitted.
- ITR of SSM Peak Associate Realty LLP for year 2023-2024 not submitted.
- ITR of MARS Infraengineering Private Limited. For year 2025-2026 not submitted.
- Other charges in the Payment Plan are not realistic.

(13)



- viii. Technical assistance agreement does not have financial clarity about payment for services.
 - ix. Registration Certificate/degree of civil engineer not submitted.
 - x. CA Certificate to show the financials available to execute the project.
 - xi. Non Default Certificate is not in order.
 - xii. Architect cannot certify Project cost (CP/75)
 - xiii. The purpose and the source of long term borrowings amounting to ₹33.54 crores be submitted.
3. Vide reply dated 24.08.2026 and 26.08.2026 the promoter has complied with all the above observations Since the promoter has complied with all the above observations, after consideration , the Authority finds the project fit for registration subject to the following special conditions:

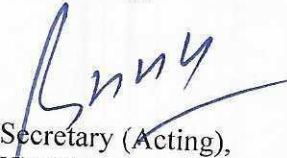
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If there is a change in the account numbers, then a bank statement 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.
- i. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved by the Authority, 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 mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.25 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity 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. 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.
- x. Sh. Rahul Gupta (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. File be consigned to record room after issuance of registration certificate. Payment Plan be updated online in REP I. Details of M/s Mars Infraengineering Pvt. Ltd. through its Director Mrs. Usha Virmani as a partner of the LLP be updated on the web portal of the Authority. **Disposed of.**



True copy


Secretary (Acting),
HRERA, Panchkula

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


02/07

Shally
07/09/26

3/3