HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.11.2026.

Item No. 337.03

(iii) Promoter: **SSK Developers**

Project Name: **"DL Residency" An Industrial Plotted colony on land measuring 23.43125 acres situated in the revenue estate of village Mirzapur, Tehsil & District Hisar, Haryana.**

Temp Id: **RERA-PKL-2193-2026.**

Present: **Adv. Neeraj Puri on behalf of the Promoter.**

1 This application is for registration of real estate project namely "DL Residency" an Industrial Plotted Colony on land measuring 23.43125 acres situated in the revenue estate of village Mirzapur, Tehsil & District Hisar, Haryana bearing License No. 155 of 2026 dated 04.08.2026 valid upto 03.08.2031 granted by Town and Country Planning Department, Haryana in favour of Mahabali Associates, Sh. Jaswant S/o Sh. Mala Ram, Sh. Sukhjinder Singh S/o Sh. Daljeet, Smt. Moni W/o Sh. Parveen Sh. Arvind S/o Sh. Baljinder, Sh. Suresh S/o Sh. Rishala, Smt. Anita W/o Sh. Suresh, Sh. Ajay S/o Sh. Suresh and SSK Developers in collaboration with SSK Developers.

2. The application was examined and following observations were conveyed to the promoter on 30.10.2026:

i. MCA Data of the firm not given.
ii. Letter of intent not submitted.
iii. Bilateral Agreement not submitted.
iv. Whether Entry of licence in the revenue records have been made or not?
v. Sale deed not submitted.
vi. Quarterly Cash flow of the proposed project not submitted.
vii. Balance sheet of the Firm for last three years not submitted.
viii. Computation sheets of ITR of all the partners not submitted.

ix. Computation sheets of the ITR of the Firm for year 2026-2027 of the not submitted.
x. Net worth certificate of SSK Developers not supported by valuation report.
xi. CA Certificate for REP -A to H Form Information not submitted.
xii. Project site be marked on the last approved development plan.
xiii. Proof of the construction of the culvert not submitted.
xiv. Architect and Engineer Engagement letter along with their educational qualification and experience not submitted.
xv. Resolution giving Authorization to Sh. Sumit Lamba not signed by all the partners.

4. Vide reply dated 02.11.2026, 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	184405005010
70% Separate RERA Account	184405005011
30% Project Account (Misc.)	184405005012
Bank Name & Address- ICICI Bank Limited, Old Jind Road, Near Sbop, Dist-Hisar, Hansi-125033, Haryana IFSC Code- ICIC0001844	

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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2343 acres to the Authority along with deficit fee, if any,

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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.

vi. 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.

vii. 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 allotttees individually or to the association of allottees as the case may be.

viii. 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.

ix. 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.

x. 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.

xi. 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.

xii. Both the promoter and landowner shall comply with the provisions of section 4(2)(l)(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.

xiii. 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.

xiv. Mr. Sumit Lamba shall sign and execute sale deeds/conveyance deeds on behalf of the Firm.

xv. The promoter shall complete the construction of culverts within a period of three months and obtain the completion certificate from the competent Authority. The same shall thereafter be submitted to the Authority, till which time Plot Nos. 163, 164, 174 and 175 located adjacent to the culverts shall remain frozen. These plots

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shall not be advertised/marketed/sold/transferred till the same are got defreezed from the Authority."

xvi. 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:

Sr. No.	Category	Plot No.	No. of Plots	Area per Plot (sq. m)	Total Area (sq. m)	Landowner(s)
1.	Residential	96	1	100.36	100.36	Sukhjinder Singh
		98	1	100.36	100.36	
		123	1	100.36	100.36	
		110	1	100.36	100.36	
		100	1	100.36	100.36	
		118	1	100.36	100.36	
		53	1	137.82	137.82	
		46	1	74.42	74.42	
		164	1	118.07	118.07	
		170 to 172	3	118.07	354.21	Arvind
		143	1	95.97	95.97	
		150	1	100.43	100.43	
		146 to 147	2	95.97	191.94	Moni
		158	1	100.43	100.43	
		11	1	74.42	74.42	
		22 to 23	2	74.42	148.84	
		39	1	74.42	74.42	Jaswant Singh
		59	1	137.82	137.82	
		126	1	100.36	100.36	
		151	1	100.43	100.43	
		86	1	137.82	137.82	
		85	1	137.82	137.82	Mahabali Associates
		61	1	137.82	137.82	
		72	1	137.82	137.82	
		80 to 83	4	137.82	551.28	
		48	1	74.52	74.52	
		45	1	74.42	74.42	
		148	1	95.97	95.97	
2.	Industrial	273	1	6,355.19	6,355.19	Sukhjinder Singh (36.35%), Jaswant Singh (21.76%) Arvind (21.62) Moni

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						(20.27%)
		250	1	334.24	334.24	Mahabali Associates
		251 to 258	8	324.98	2,599.84	
GRAND TOTAL					**13048.48**	**45 Plots**

Sr. No.	Category	Plot No.	No. of Plots	Area per Plot (sq. m)	Total Area (sq. m)	Landowner
1.	Residential	24	1	74.52	74.52	Suresh
		165 to 166	2	118.07	236.14	
		25	1	74.52	74.52	Anita
		167 to 168	2	118.07	236.14	
		26	1	74.52	74.52	Ajay
		169	1	118.07	118.07	
		173	1	118.07	118.07	
2	Industrial	269 to 271	3	275.49	826.47	Suresh
		266 to 268	3	275.49	826.47	Anita
		263 to 265	3	275.49	826.47	Ajay
GRAND TOTAL					**3,411.39**	**18 plots**

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

Haryana Real Estate Regulatory Authority * PANCHKULA *
3118
Despatch No
Date 5/11/26

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.

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