HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 155 of 2026 dated 04.08.2026 valid upto 03.08.2031 for setting up of an Industrial Plotted Colony on land measuring 23.43125 acres 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. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "DL Residency" situated in the revenue estate of Village Mirzapur, Tehsil & District Hisar, Haryana vide

Registration No HRERA-PKL-HSR-1015-2026 **Dated: 11.11.2026**

2. Promoter of the project is SSK Developers , having its Principal place of business at Khasra No. 1120/3, Khevat No. 4129, Jawahar Nagar, Jind Road, Hansi, Hisar, Haryana. Promoter is a Partnership Firm (having 4 partners i.e., Sh. Sumit Lamba, Sh. Jitender, Sh. Ishwer Singh and Sh. Anil Poonia) having registration no. 6-12-2025-00181 and PAN No.AFSFS5321P.

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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) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

viii) the said project shall be completed by 03.08.2031.

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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, 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.

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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.

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

XV. Plot Nos. 163, 164, 174 and 175 shall remain frozen until the Promoter informs the Authority about the construction of the culvert and submits the completion certificate thereof, duly issued by the competent 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	

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		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 (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**

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

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Stages of Payment

Sr. No.	Stages of Payment	Amount Due (%)
1	On Booking / Allotment	05%
2	At the time of booking (BBA to be entered within 30 days)	05%
3	Physical Completion of Water Supply	15%
4	Physical Completion of Sewerage & Storm Water System	15%
5	Physical Completion of Internal Rainwater Harvesting	15%
6	Physical Completion of Roads & Footpaths	10%
7	Physical Completion of Electrical Works & Street Lighting	15%
8	Physical Completion of Sewage Treatment Plant (STP)	10%
9	Offer of Possession	10%
	TOTAL	**100%**

Other Charges

Sr. No.	Particulars / Head	Rate
1	Interest Free Maintenance Security Deposit (IFMSD)	₹35000/-Per Sq. Yard
2	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3	Maintenance Charges	₹10/- per Sq. Yard per month (approx.)
4	Stamp Duty Charges	As per actuals, as applicable
5	Registration Charges	As per actuals, as applicable
6	Preferential Location Charges (if any)	A. Corner Plot: 5% B. Park/Green Belt Facing 5%

The promoter, at the time of offering possession, shall, in compliance with Section 11(4)(b) of the RERA Act, supply a copy of the Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottees, as the case may be.

For SSK DEVELOPERS
Authorized Signatory