



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.06.2025.

**Item No. 289.03**

(vi) **Promoter:** Chawla Associate.

**Project:** "The Elysium" – GH-107C measuring 10836.26 sqm and having an FAR of 21239.069 sqm in sector-20, Panchkula.

**Temp ID :** RERA-PKL-1712-2025

**Present:** Sh. Sachin Gulati (Partner), Sh. Varun Pratap (Project Manager) and Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "The Elysium" – GH-107C measuring 10836.26 sqm and having an FAR of 21239.069 sqm to be developed in sector-20, Panchkula. HSVP had allotted this site vide memo no. ZO004/EO012/UE020/GALOT/0000000151 dated 19.07.2024 (GH-107C), to Chawla Associate through Partner Vinesh Chawla.

2. The application was examined and following observations were conveyed to the promoter on 30.05.2025:

- (i) Clear copy of demarcation and zoning plan not submitted;
- (ii) Firm should delegate powers to one of its partners to execute sale deeds on behalf of the LLP.
- (iii) Duly certified Balance Sheets of the last **three** years (of promoter firm) be submitted;
- (iv) Acknowledgement of filing the ITRs of the last **three** years by the promoter firm be submitted;
- (v) A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company.
- (vi) Registration fee is deficit by Rs. 53,407/-;
- (vii) Clause 10, REP II is not in order;



(viii) Payment Plan be subdivided into 2 parts (i) 80% on completion of Tower; (ii) 20% at the time of finishing the external area to the Towers.

3. The promoter vide reply dated 02.06.2025 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 RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no apartments/ units shall be sold. If the 70% RERA account varies from the account already mentioned in RFP-I, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by HHSVP.
- IV. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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.
- V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 54.181 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.



VII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

VIII. Sh. Vishesh Chawla shall sign and execute sale deeds/conveyance deeds on behalf of the firm.

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



True copy

  
Executive Director,  
HREERA, Panchkula

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



LA Member