



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 29.10.2025.

Item No. 303.03

(iv) Promoter: One Prastha Realty LLP.

Project: "The Elite Residencies by One Prastha" a residential plotted colony on land measuring 52.57 acres situated in the revenue estate of Village Dewru, Sector 91, Sonipat.

Temp ID: RERA-PKL-1817-2025.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "The Elite Residencies by One Prastha" bearing license No. 153 of 2025 dated 25.08.2025 valid upto 24.08.2030 granted in favour of One Prastha Realty LLP for the development of a residential plotted colony on land measuring 52.57 acres situated in the revenue estate of Village Dewru, Sector 91, Sonipat.

2. The application was examined and following observations were conveyed to the promoter on 15.10.2025:

- i. Net worth certificate of partners has not been submitted.
- ii. ITRs of promoter and partners have not been submitted.
- iii. REP I Part D should reflect the details of 100% bank account.
- iv. Payment plan is not as per RERA Act and Rules.
- v. Details of plots mortgaged with DTCP; Haryana be submitted so that they may be freezed.
- vi. PAN card of promoter LLP has not been enclosed
- vii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- viii. Whether the entry of license has been made in revenue record or not.



- ix. An affidavit be submitted that there is no other supplementary agreement except the ones already submitted by the applicant and no further agreement will be executed.
 - x. The main LLP agreement is not submitted.
 - xi. Permission for construction of culvert has not been submitted.
 - xii. UD areas around others land are not visible on layout plan.
3. The promoter vide reply dated 23.10.2025 has complied with the observations mentioned above.
4. 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 duly approved building plans in respect of commercial site measuring 1.102 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
 - iv. 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.
 - v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - vi. Sh. Somesh Mittal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - 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. 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. The following mortgaged plots cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula: -



S. No.	Plot No.	Total no. of Plots	Total Area (in sq mtrs)
1.	1 to 10	10	2821.544
2.	70-78	9	3276.450
3.	79-81	3	910.125
4.	245	1	293.375
5.	246	1	352.719
6.	362 to 363	2	1971.333
7.	364	1	1000.550
8.	365	1	545.984
		28	11172.075

x. No advertisement/public notice be issued through any medium without affixing the QR code and RC number 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.

5. The office is directed to get the necessary corrections done in REP-I Part D Bank Account as per reply dated 23.10.2025.

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



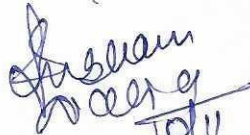
True copy


Executive Director,
HRERA, Panchkula

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

STP


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CA (Shubham)

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