



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 01.04.2026.

Item No. 317.03

- (iv) **Promoter:** Harish Kumar Gupta
Project: "Crown-5" GH1, a group housing site allotted by HSVP for an area measuring 2487.62 sq mtrs (having an FAR of 4353.335 sq. mtrs.) situated in Sector 5C MDC, Urban Estate Panchkula
Temp ID: RERA-PKL-1857-2025
Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely; "Crown-5", a group housing site, GH1 allotted by HSVP vide Memo No ZO004/E0012/UE020/REALL/0000002115 dated 28-03-2025. The Building plans of the said site were approved by HSVP on 22.01.2026.
2. The application was examined and following observations were conveyed on 25.03.2026:
 - i. The promoter has availed a loan of ₹ 15 crores from SBI, he should explain as to how will he give possession of the flats/units to the allottees.
 - ii. Structural engineer certificate certifying to undertake the construction works till the site is completed be submitted.
 - iii. Complete details of all units alongwith area/size/carpet area be submitted.
 - iv. Projected cash inflows and outflows of the project be submitted.
 - v. Payment Plan is not in order.
3. The promoter vide replies dated 30.03.2026 and 01.04.2026 has complied with all 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 flats/apartments shall be sold. 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% 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 the prior permission of the Authority.

- ii. The payment plan approved in Form REP-I, 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 its approval by HRSVP.
 - 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. 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.
 - vi. 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.
 - vii. 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.
5. Payment Plan be uploaded on the web portal by the office.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate which will be issued after the entire amount of loan is repaid to the bank and an NOC submitted to the Authority.



True copy

[Signature]
Secretary (Acting),
HREERA, Panchkula

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

[Signature]
3/4/26

STP (OT)

(A SHU/SHAW)
[Signature]
3/4/26