



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.04.2026.

Item No. 319.03

- (vi) **Promoter:** Sonipat Devru Ventures LLP
- Project Name:** "The elite address" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 5.73125 acres situated in the revenue estate of Village Devru, Sector 91, Sonipat..
- Temp Id:** RERA-PKL-1996-2026
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the real estate project namely; "The elite address" for which License No. 253 of 2025 dated 22.12.2025 valid upto 21.12.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sonipat Devru Ventures LLP.

2. The application was examined and following observations were conveyed on 16.04.2026:

- i. Copies of LC-IV and Bilateral agreements be submitted.
- ii. An affidavit be submitted that there is no other supplementary agreement except the ones submitted to the Authority.
- iii. ITRs of the LLP be submitted.
- iv. Brief note on financial and technical capability of the LLP to develop the project be submitted.
- v. Architect/Engineer engagement letter be submitted.
- vi. Details of assets owned by LLP be submitted.
- vii. There are two partners i.e., Sameer Garg and One Prastha Realty LLP, who will sign as this LLP is not clear.
- viii. Board resolution is also incomplete.
- ix. Club joining charges are irrelevant in payment plan.
- x. There is an entry of loan of ₹ 563.21 lakh as per auditor report, a clarification in this regard be submitted.



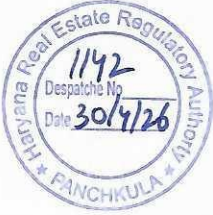
3. The promoter vide replies dated 21.04.2026 and 22.04.2026 has complied with all the observations mentioned above.

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 plots 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.123 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. That plot nos. G-63 to G-72 falling under Right of Way (RoW) of 11 KV High Tension Line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula.



- x. 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.
 - xi. Sh. Somesh Mittal, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
5. Payment Plan be uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Handwritten Signature]
30/4/26
STP

30/04

LA - Shybam
[Handwritten Signature]
1/5/26