



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

## REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 253 of 2025 dated 22.12.2025 valid upto 21.12.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.73125 acres, in favour of Sonipat Devru Ventures LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "The elite address" situated in the revenue estate of Village Devru, Sector 91, Sonipat vide

**Registration No. HRERA-PKL-SNP-899-2026**

**Dated: 11.05.2026**

2. Promoter of the project is Sonipat Devru Ventures LLP C/o Omwati, Vikas Nagar, Near Revli Nahar, Asadpur Nandnaur, Sonipat, Haryana-131027. Promoter is a Limited Liability Partnership (having 2 partners i.e., Sameer Garg and One Prastha Realty LLP through Sh. Somesh Mittal) registered with Registrar of Companies, Haryana with LLPIN: ACJ-7379 having PAN No AFKFS6029L.

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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](http://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) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) 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.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
  - vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
  - viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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- ix) the said project shall be completed by 21.12.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

### 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

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- 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

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman