



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 18.12.2024.

Item No. 273.33

Extension u/S-6 of RERA Act, 2016.

Promoter: Skyhigh Propbuild Pvt. Ltd.

Project: 'Sky Residency' – a residential Plotted Colony (DDJAY) on land measuring 7.087 acres situated in the revenue estate of village Budha Khara, Sector-32, Karnal.

Reg. No.: HRERA-PKL-KRL-370-2022 dated 03.11.2022 valid upto 30.05.2024.

Temp ID: 1046-2022

1. Vide letter dated 15.07.2024, the promoter has applied for extension of one year u/s 6 of RERA Act, 2016 on prescribed proforma Rep-V. The promoter has submitted the following:

- i. Extension fee of Rs. 86,500/- which is in order.
- ii. The Promoter has applied for Completion Certificate on 07.03.2024 and obtained the same on 03.07.2024. The Promoter is moving this application for getting extension of registration till 31.07.2024.
- iii. Copy of License No. 44 of 2017 dated 10.07.2017 which is renewed upto 09.07.2024.
- iv. Architect Certificate & Engineer Certificate dated 30.06.2024 states 100% works done in the project.
- v. C.A Certificate dated 30.06.2024 which states:
Estimated Cost of the Project: 1856 Lacs
Amount Incurred on the Project (Cash Inflow April 2024 to June 2024): 1002.90 Lacs
Amount Incurred on the Project (Cash Outflow April 2024 to June 2024): 660.80 Lacs
Amount Deposited in Escrow Account: 609.42 Lacs
Amount withdrawn during quarter (April 2024 – June 2024) : 581.77 Lacs
Closing Balance at the end of quarter: 47.60 Lacs
Total Cost incurred upto 30 June 2024: 1377.79 Lacs



- vi. Approved Service Plans (Approval Letter of Service Plans Estimates and approved Estimates not submitted)
 - vii. Approval of Zoning Plan dated 16.01.2023.
 - viii. Photographs showing development works of the Project.
2. QPRs have been uploaded up to 30.06.2024.
 3. At the time of registration following special condition was imposed –
“Promoter shall submit building plans in respect of commercial pocket measuring 0.2307 acres along with deficit fee, if any . Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.”
The Promoter be asked to submit building plans of 0.2307 acres commercial pocket along with deficit, if any.
 4. The Registration Certificate was valid upto 30.05.2024 and the Completion Certificate was obtained on 03.07.2024. License has been renewed upto 09.07.2024. As on date, License of the Project is not valid and the Promoter is requesting extension upto 31.07.2024.
 5. Vide Orders dated 14.08.2024, Authority decided that promoter should submit approved set of building plans of commercial site (soft and hard copy) and copy of approval letter of service plans/estimates along with a copy of estimates. After that request of promoter will be considered.
 6. As per resolution dated 07.08.2024, Promoter should deposit Rs.1,73,000/- as late fee and Rs. 17,300/- as penalty. After submission of documents/fee as mentioned above, the Promoter could be granted extension upto 03.07.2024 (till which date license was valid). On 23.10.2024, As no reply has been submitted by the Promoter, Authority decided to adjourn the matter to 18.12.2024.
 7. Vide Reply dated 05.11.2024, the Promoter has submitted the following:
 - i. Zoning Plan of commercial site submitted. It is stated that commercial area shall be sold consolidated and as it is basis to prospective developer/buyer. The Prospective buyer shall obtain separate and fresh registration under RERA for developing and selling the commercial space.
 - ii. Approval letter of service plan/estimates dated 05.10.2023
 - iii. Approved Service Estimates.



8. The matter is listed for hearing on 18.12.2024. Late fee of Rs.1,73,000/- and penalty of Rs. 17,300/- yet to be deposited by the promoter. License is valid till 09.07.2024.
9. After consideration, Authority decided that promoter should submit late fee of Rs.1,73,000/- and penalty of Rs. 17,300/- as per resolution of Authority dated 07.08.2024 so that request of promoter could be considered. Status of renewal of license be also submitted.
10. Adjourned to 19.02.2025.



True copy

Deem

Executive Director,
HRERA, Panchkula

21/1/25

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

CA (Kakul)