



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 19.02.2025.**

**Item No. 279.36**

**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 Khera, 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 obtained Completion Certificate on 03.07.2024. The Promoter is requesting extension of registration till 31.07.2024.
2. On 14.08.2024, after consideration 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.
3. As per resolution dated 07.08.2024, Promoter should deposit Rs. 1,73,000/- as late fee and Rs. 17,300/- as penalty.
4. On 23.10.2024, as no reply was submitted by the Promoter, Authority decided to adjourn the matter to 18.12.2024.
5. 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.
6. On 18.12.2024, the Authority decided that the promoter should submit late fee of Rs. 1,73,000/- and penalty of Rs. 17,300/- as per resolution dated 07.08.2024, so that the request of the promoter could be considered. Status of renewal of license be also submitted.
7. No reply has been received till date regarding directions of the Authority dated 18.12.2024.
8. Learned counsel Sh. Gagan Taneja has informed that license has now been renewed and a copy of the renewal of the license will be submitted today. Learned counsel referred to the resolution of the Authority dated 29.01.2025 and requested to clarify whether late fee and penalty will now be charged as per resolution dated 07.08.2024 or resolution dated 29.01.2024 will be followed. The Authority observes that the Promoter has obtained Completion Certificate on 03.07.2024 which is after the validity of registration, therefore resolution dated 29.01.2025 is not applicable in this case. The Promoter is liable to pay fee as per resolution dated 07.08.2024.
9. Adjourned 07.05.2025



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.

LA (Dhamr)

Kahl  
11/3/25